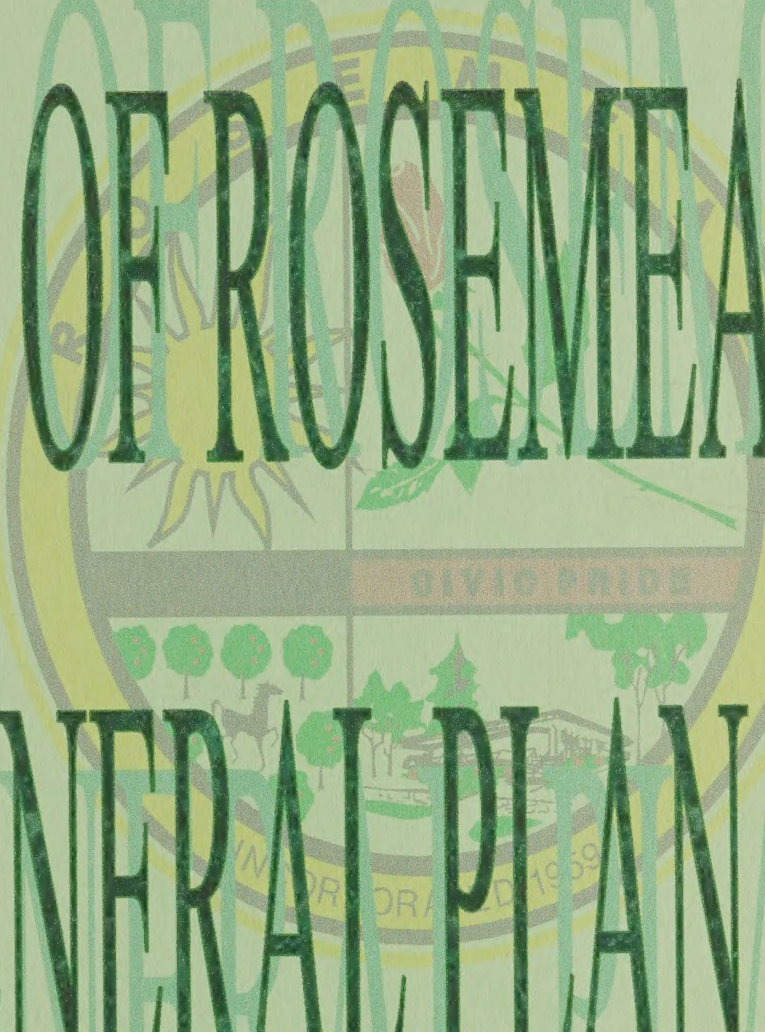


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CITY OF ROSEMEAD



GENERAL PLAN

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CITY OF ROSEMEAD GENERAL PLAN

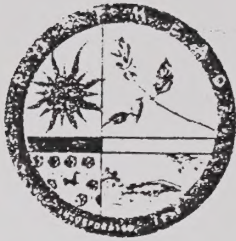
Recommended for Adoption
by Planning Commission
Resolution No. 86-57
Dated: December 1, 1986

Adopted by City Council
Resolution No. 87-48
Dated: November 24, 1987

MAYOR:
PAT CLEVELAND

MAYOR PRO TEM:
ROBERT W. BRUESCH

COUNCILMEN:
RAY T. IMPERIAL
DENNIS McDONALD
MARY A. TAYLOR



City of Rosemead

8838 E. VALLEY BOULEVARD • P.O. BOX 399
ROSEMEAD, CALIFORNIA 91770
TEL. (818) 288-6671
TELECOPIER 8183079218

November 2, 1987

HONORABLE MAYOR
AND MEMBERS
ROSEMEAD CITY COUNCIL

Re: General Plan

Sirs:

It is with great pleasure that I present to you the final draft of the General Plan for the City of Rosemead. This document is the end result of over two years of dedicated work by the City Council, Planning Commission, and the City staff. The document, as submitted, offers a comprehensive, long-range study of the future development of the City of Rosemead.

During the development of this plan, there were several interested participants, including the Chamber of Commerce, and considerable citizen input. Their thoughts and comments were invaluable in the day-to-day formulation of this plan. Without public comment, the plan would certainly be less than complete. The end result of this task is a General Plan which is successful in laying out an integrated and consistent set of goals, policies, and objectives which will foster community support and encourage responsible growth.

Toward that end, it is my belief that the City has taken a giant step by formulating a plan which identifies the present and future reality of our community.

With those thoughts in mind, I respectfully submit the Rosemead General Plan for your edification and endorsement.

Respectfully submitted,


FRANK G. TRIPEPI
City Manager

CITY OF ROSEMEAD

Elected Officials

Mayor, G.H. "Pat" Cleveland
Mayor Pro Tem, Robert W. Bruesch
Councilman, Jay T. Imperial
Councilman, Dennis McDonald
Councilman, Gary A. Taylor

Planning Commission

Chairman, Howard Mattern
Vice Chairman, Robert DeCocker
Commissioner, Marvin H. Lowrey
Commissioner, Merced "Bill" Ortiz
Commissioner, Robert Young

Traffic Commission

Chairman, Frank E. Larson
Vice Chairman, Dan Tirre
Commissioner, Eldon Beezley
Commissioner, Margaret Clark
Commissioner, Holly Knapp

RESOLUTION NO. 87-48

A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF ROSEMEAD ADOPTING A GENERAL PLAN
FOR THE CITY.

WHEREAS, the City of Rosemead submitted, for review, the Housing Element of the General Plan to the Department of Housing and Community Development, State of California, and incorporated the comments and concerns of said Department into the housing element; and

WHEREAS, the City of Rosemead, as required by state law, conducted the necessary public hearings and study sessions in order to allow adequate public review and input with regard to the content of the General Plan and Environmental Impact Report (E.I.R.); and

WHEREAS, the General Plan contains all of the required elements as mandated by Government Code section 65302 in addition to optional Economic Development Element; and

WHEREAS, the Environmental Impact Report (E.I.R.) analyzes the environmental effects anticipated to result from the implementation of the land use policy and meets the scope and content for General Plan Environmental Impact Reports (E.I.R.'s) as mandated by California Environmental Quality Act law and guidelines.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF ROSEMEAD DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. The City Council finds, determines and declares:

Pursuant to section 15091 of the CEQA guidelines, the city Council finds that the General Plan land use element, which is adopted by this Resolution, identifies certain areas of the City which may experience significant effects from housing density. However, the Implementation Plan requires that certain changes be incorporated into the Rosemead Zoning Code. These changes, including density reductions, will avoid or substantially lessen the significant effects noted in the final E.I.R. The resulting land use policy will not have a significant effect on the environment. The required changes to the Zoning Code will also eliminate inconsistencies between the General Plan and the adopted Zoning Map. The General Plan will not directly result in an increase in population or development.

Section 2. That the City Council of the City of Rosemead hereby certifies the Environmental Impact Report (E.I.R.) prepared by Cotton/Beland Associates that identifies the impacts anticipated to result from the implementation of land use policies as described in the General Plan.

Section 3. The City Council of the City of Rosemead does hereby adopt the replacement General Plan of the City of Rosemead as the official General Plan for said City. A copy of the General Plan is attached hereto, marked Exhibit "A" and incorporated herein by this reference.

Section 4. This Resolution shall be effective upon adoption.

PASSED, APPROVED and ADOPTED this ____ day of _____, 1987.

MAYOR

ATTEST:

CITY CLERK

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1.0 INTRODUCTION

1.1 Purpose of the General Plan

The City of Rosemead is a city of approximately 50,000 people and is located in the San Gabriel Valley. The City is a part of the Los Angeles Metropolitan Area and is situated in the foothills of the San Gabriel Mountains. The City is a part of the San Gabriel Valley and is situated in the foothills of the San Gabriel Mountains. The City is a part of the San Gabriel Valley and is situated in the foothills of the San Gabriel Mountains.

The City of Rosemead is a city of approximately 50,000 people and is located in the San Gabriel Valley. The City is a part of the Los Angeles Metropolitan Area and is situated in the foothills of the San Gabriel Mountains. The City is a part of the San Gabriel Valley and is situated in the foothills of the San Gabriel Mountains.

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Introduction



City of Rosemead General Plan

1.0 INTRODUCTION

1.1 Purpose of the General Plan

State law requires that every county and city prepare and adopt a comprehensive, long-range plan to serve as a guide for the physical development of that jurisdiction. The plan must consist of an integrated and internally consistent set of goals, policies, and implementation measures. In addition, the plan must focus on those issues that are of the greatest concern to the community and be written in a clear and concise manner.

The current Government Code (Section 65302) requires that a general plan contain seven elements: 1) Land Use, 2) Circulation, 3) Housing, 4) Conservation, 5) Open Space, 6) Noise, and 7) Safety. The following descriptions appear in the State General Plan Guidelines:

Land Use Element - The Land Use Element must designate the general location, distribution, and extent of the various land uses proposed for that particular jurisdiction. The Element must clearly identify standards for population density and residential development intensities. The Land Use Element must also identify those areas that may be prone to flooding.

Circulation Element - The Circulation Element must identify the general location and the extent of the existing and proposed roadways, highways, railroads and transit routes, terminals, and public utilities and facilities.

Housing Element - The Housing Element must identify the existing and projected housing needs and establish goals, policies, objectives, and programs for the preservation, improvement, and development of housing to meet the needs of all economic sectors of the community.

Conservation Element - The Conservation Element provides for the conservation, development, and use of natural resources including water, forest, soils, rivers, lakes, harbors, fisheries, wildlife, minerals, and other natural resources.

Open Space Element - The Open Space Element details plans and measures for the preservation of open space as well as management of natural resources, outdoor recreation, and public health and safety.

Noise Element - The Noise Element examines noise sources and provides information which may be used in setting land use

policies to encourage noise-compatible uses and to aid in the establishment and subsequent enforcement of a local noise ordinance.

Safety Element - The Safety Element establishes standards and plans for the protection of the community from a variety of hazards including fire and geologic. (The Legislature, in 1985, eliminated the requirement for a separate seismic safety element. The statute now requires components of the seismic safety element to be incorporated into the Safety Element).

In addition to the mandated elements, a jurisdiction may incorporate optional elements into the plan, including but not limited to: recreation, community design, public facilities, transportation, redevelopment and a host of others (Section 65303). The State requirements provide some flexibility in the preparation of a general plan, allowing for the combination of several mandated elements into a single element when it is appropriate. The State Code, on the other hand, provides very specific guidelines and requirements for the preparation of the noise and housing elements.

The General Plan has been an important component in local planning for many years though the specific requirements have changed over time. Many of these changes involve definitions or interpretations of the General Plan process resulting from litigation which sought to clarify certain requirements. Based on the interpretations of the courts, the General Plan must conform to the following requirements:

- ° Each part of the General Plan must be internally consistent and all parts must be mutually consistent;
- ° The Zoning Map, revisions to the Map, subdivision approvals, and the Zoning Ordinance must be consistent with the General Plan;
- ° All capital improvements and public works projects must be consistent with the General Plan;
- ° The adoption of ordinances and plans which address the individual mandatory items required in the elements is not the same as adopting an element; and
- ° Moratoriums may be declared on those development approvals which require findings of consistency with the General Plan until an adequate General Plan is prepared.

I.2 Organization of the General Plan

The Rosemead General Plan consists of four major components: 1) the General Plan, containing the required and optional elements; 2) the Master Environmental Assessment; 3) The Background Report; and 4) the Implementation Plan.

The Background Report serves as the technical support document and contains all of the support analysis and technical data for the General Plan revision. Background information has been collected and analyzed on major issues including demographics, land use, traffic, public facilities, public safety, and economic characteristics. The resulting analysis identified opportunities, problems, and trends which will provide the basis for the setting of goals and objectives and the direction of General Plan policies. The Background Report also describes the existing conditions of the City and serves as a support document for the Master Environmental Assessment.

The elements contained in the City of Rosemead General Plan include the following:

LAND USE ELEMENT	Section LU
CIRCULATION ELEMENT	Section CIR
HOUSING ELEMENT	Section H
RESOURCE MANAGEMENT ELEMENT	Section RM
NOISE ELEMENT	Section N
PUBLIC SAFETY ELEMENT	Section PS
ECONOMIC DEVELOPMENT ELEMENT	Section ED

The Land Use Element meets the State mandated requirements for a Land Use Element; the Resource Management Element conforms to the State requirements for the Conservation and Open Space Elements, and the Public Safety Element meets the requirements for a Safety Element.

The Rosemead General Plan also includes an optional element: an Economic Development Element. The Economic Development Element includes a strategy to broaden and stabilize the City's economy. It includes goals and policies to utilize in developing economic potential, including the diversification of the City's revenue base.

The Implementation Plan of the General Plan will include practical measures that will serve to implement the goals and policies articulated in the other individual elements. The Implementation Plan will provide a variety of measures that may be used in implementing specific policies. The interrelationship between those elements contained in this General Plan and those elements mandated by State Law is shown in Figure I-1.

The individual elements are divided into three sections: (1) Introduction, (2) Proposals, and (3) Goals and Policies. The Introduction provides information concerning the rationale for the inclusion of this particular element into the General Plan with special attention given to any statutory requirements. This section also identifies the specific problems, opportunities, and issues identified in the Background Report and provides the justification of further action on the part of the City. The Proposals Section documents the implications of the individual goals and policies contained in the section which follows. The third section of each element contains the goals and policies. Goals are very broad statements of purpose that reflect a general consensus of the community and local government. The policies provide a more detailed elaboration of how the City proposes to fulfill the goals. Specific implementation measures toward that end are identified in the implementation plan. The implementation measures which correspond to each policy statement are precise measures that are designed to carry out the goals and policies of the General Plan. The following is an illustration of the structure of the Goals and Policies component of the individual elements:

GOAL 1

A BROAD STATEMENT OF PURPOSE THAT IS A REFLECTION OF THE GENERAL CONSENSUS OF THE COMMUNITY.

Policy 1.1: A more detailed elaboration of the way in which the goal is to become reality.

- a. Specific measures designed to implement the stated policies and the goals are identified in implementation plan.
-

This General Plan and its elements will replace the previous Plan and elements. The previous General Plan was adopted in the early 1970s and contained ten elements. This General Plan Update reformat and, in some instances, combines several earlier elements into a single element. In addition, a certain number of the goals and policies included in the previous General Plan have been incorporated into the elements contained in this General Plan.

The Master Environmental Assessment will serve to evaluate the environmental impacts that will occur with the implementation of the revised General Plan. The MEA will quantify, as much as possible, the impacts associated with the proposed changes articulated in the General Plan.

FIGURE I-1
Rosemead General Plan
Consistency Matrix

ROSEMEAD GENERAL PLAN

	STATE LAW							
	Land Use	Circulation	Housing	Conservation	Open Space	Noise	Safety	Optional
Land Use Element	●							
Circulation Element		●						
Housing Element			●					
Resource Element				●	●			
Noise Element						●		
Public Safety Element							●	
Economic Development Element								●

FIGURE I-1
Rosemead General Plan
Consistency Matrix



City of Rosemead
General Plan

COTTON/BELAND/ASSOCIATES

I.3 Use of the General Plan

The State recognizes the dynamic nature of the General Plan and provides for periodic review of the document to insure that it is consistent with the conditions, values, expectations, and needs of the community. The General Plan Guidelines state:

"The General Plan is a dynamic document because it is based on community values and an understanding of existing and projected conditions and needs, all of which continually change. Local governments should plan for change by establishing formal procedures for regularly monitoring, reviewing, and amending the General Plan."

The State requires a Housing Element update to be conducted every five years and revisions to be made as necessary to reflect "new conditions, local attitudes, and political realities." It may also be appropriate for a comprehensive review of the entire General Plan to be made along with any subsequent revisions at a time which is concurrent with the Housing Element update.

The format of the Rosemead General Plan is designed to facilitate the updating and amending of the General Plan by the City. General Plan Amendments will be added directly to the text. A list of General Plan Amendments will be included in the Contents Section of the General Plan and the specific amendments will be incorporated into the individual elements.

City of Rosemead General Plan

1.0 INTRODUCTION

1.1 State Requirements

The Land Use Element is concerned with the physical development of the City and its appearance. This element designates future land use patterns and specifies the appropriate density and intensity of development. In addition, the Land Use Element addresses an overall design framework for the City and its implementation.

The Rosemead Land Use Element meets the State requirements for the inclusion of a land use element into the General Plan. Section 65302(a) of the Government Code states that the Land Use Element must contain the following:

- a. A designation of the proposed general location, distribution, and extent of land uses including land for housing, business, industry, open space, agriculture, natural resources, recreation, public facilities, and other categories of land use;
- b. A statement concerning the standards of population density and building intensity recommended in those areas covered by this plan; and
- c. The identification of land uses in those areas subject to flooding.

The land use element is the central element of the General plan and the goals and policies it contains have a common link to the other elements.

The land use element should, wherever appropriate, rely on maps and diagrams to identify the patterns of land use the community seeks to establish through the element. In addition, the General Plan Guidelines state that the land use element should:

"Promote a balanced and functional mix of land uses consistent with community values;

Guide public and private investments;

Reflect the opportunities and constraints affecting land use identified in other elements of the General Plan; and

Reduce the loss of life, injury, damage to property, and economic and social dislocation resulting from flooding."

1.2 Issues and Opportunities

The City of Rosemead is completely developed with the general location and distribution of land uses having been previously determined. In addition, changes to the City's incorporated boundaries within the future are not anticipated. Any decisions regarding growth and change in the City must involve the conversion or replacement of existing uses and the opportunity for growth must be provided through the re-use of those parcels currently developed. The policies and goals of this element are concerned with the proposals for land use during the planning period of this plan, which is approximately 20 years.

The major issues facing the City at the present time include the following:

- Residential land uses occupy approximately 56 percent of Rosemead's total land area.
- In 1980, approximately 81 percent of the total housing units within the City were single-family units, and just under 3 percent were mobile homes.
- Substantial areas which are now predominantly developed with single-family housing could develop to higher densities under existing zoning.
- Commercial land uses account for approximately 10 percent of Rosemead's total land area and they are concentrated along the major arterials that traverse the City.
- Industrial land uses in the City are located in four non-contiguous areas.
- In comparing the distribution of land uses within Rosemead to other Southern California cities, the City has a greater than average percentage of land devoted to residential and commercial land uses and less than average proportions of industrial land uses.
- The City of Rosemead maintains a Redevelopment Agency that has been active in the revitalization of selected commercial areas of the City which could be expanded to include other areas.
- The "commercial strips" along the major streets that traverse Rosemead exhibit signs of deterioration, neglect, and underutilization which contribute to blight in the City.

2.0 PROPOSALS

2.1 Land Use Plan

The Land Use Element of the Rosemead General Plan designates five major categories of land use which roughly corresponds to existing development patterns. They are (1) residential, (2) commercial, (3) office/light industrial, (4) mixed-use overlay, and (5) public facilities. The residential designation is further subdivided into three density ranges, low, medium, and high, and the mixed use designation is divided into two types, residential/commercial and industrial/commercial. The distribution of these uses is shown in Figures LU-1 through LU-8, and the acreage for each use is shown in Table LU-1.

Low Density Residential - Residential dwelling unit densities in this category range from zero (0) to seven (7) units per acre. This particular land use designation is characterized by single-family detached units and is found throughout the City. The population intensity with maximum development is approximately twenty-four persons per acre assuming the existing median household size remains constant.

Medium Density Residential - This land use designation applies to those areas of the City in which the allowable densities for residential development range between zero (0) and nine (9) units per acre. Housing units within this density range typically include a mix of single-family detached and attached units and duplexes. The designation applies largely to those areas south of the San Bernardino Freeway with increased residential densities. The maximum density population per acre will be thirty persons per acre assuming the median household size of 3.3 persons remains constant.

High Density Residential - This land use designation refers to those areas of the City where the allowable residential densities are between zero (0) and thirty (30) units per acre. This designation identifies those neighborhoods where triplexes, fourplexes and apartments are located. Most of those areas designated for high density residential are already developed at these densities. The maximum potential population intensity per acre is approximately one hundred persons per acre.

Commercial - The commercial designation applies to the two commercial centers of the community - the traditional downtown business district at Valley and Rosemead Blvds., and the center of the southern area of the City at Garvey Avenue and San Gabriel Boulevard and the commercial areas adjacent to Valley Boulevard and Garvey Avenue. These areas are intended for more intense traffic and may even serve a subregional market. The floor area ratio or lot coverage of 1:1 is the maximum permitted in this area.

Residential/Commercial--Mixed-Use Overlay - This land use designation applies to those areas of the City where the commercial development is less intense and includes a number of professional offices and service businesses. Lots are not usually large enough to support major commercial development and there is an opportunity for some infill of moderate density residential development. Residential densities shall not exceed fourteen (14) units per acre and the maximum commercial floor area ratio is 1:1.

Light Industrial/Commercial--Mixed-Use Overlay - The area designated for mixed use light industrial/commercial is located along Garvey Avenue east of Walnut Grove, along Valley Boulevard at Temple City Boulevard, and along San Gabriel Boulevard south of Garvey Avenue. In this category, the industrial uses are intended to be light industry and research and the commercial uses to be offices or less intense retail uses. The maximum floor area ratio for this category of land use shall not exceed 1:1.

Office/Light Industrial - Land uses in this category are generally located in the southern part of the City although there are two areas at the northeastern and northwestern edges of the City which also fall in this designation. In recent years, the trend has been away from heavy industry and toward professional offices, research related industry, and light industry. This category includes traditional manufacturing uses and the newer office/light industrial developments located in the City. The maximum floor area ratio for this category of land use shall not exceed 4:1.

Public Facilities - The public facilities designation refers to those land uses that are operated and maintained for the public administration, welfare, or use. Public facilities include educational facilities, parks, utilities, and other government activities. This land use designation also includes quasi-public uses which includes public utilities easements, private schools, and institutional activities.

Within the City of Rosemead, there are distinct neighborhoods, both in terms of development patterns and, to a lesser extent,

demographic characteristics. A detailed discussion of their existing characteristics is contained in the Background Report. The Rosemead General Plan recognizes the distinct character of the individual neighborhoods and districts within the City and designates eight planning areas within the City based on both development patterns and natural topography. The planning area boundaries were delineated using man-made and topographical features and the locations of the eight planning areas are indicated in Figures LU-1 through LU-8. The implications of the General Plan policies contained in the Land Use Element are outlined in the following descriptions for the individual planning areas. The distribution of land uses in each planning area is summarized in Table LU-1.

The City's ultimate population of residential development occurs at the maximum densities as outlined in the Land Use Element will be approximately 49,300 persons. This assumes that median household size will remain constant for the entire planning period.

Land Use	Area	
Residential		
Low Density	908	
Medium Density	535	
High Density	71	
Subtotal	1514	64%
Mixed-Use Overlay		
Residential-Commercial	72	
Light Industrial-Commercial	83	
Subtotal	155	
Commercial	200	
Office/Light Industrial	145	
Public Facilities	330	
Total	2344	

TABLE LU-1
Land Use Distribution
In Acres



City of Rosemead
General Plan

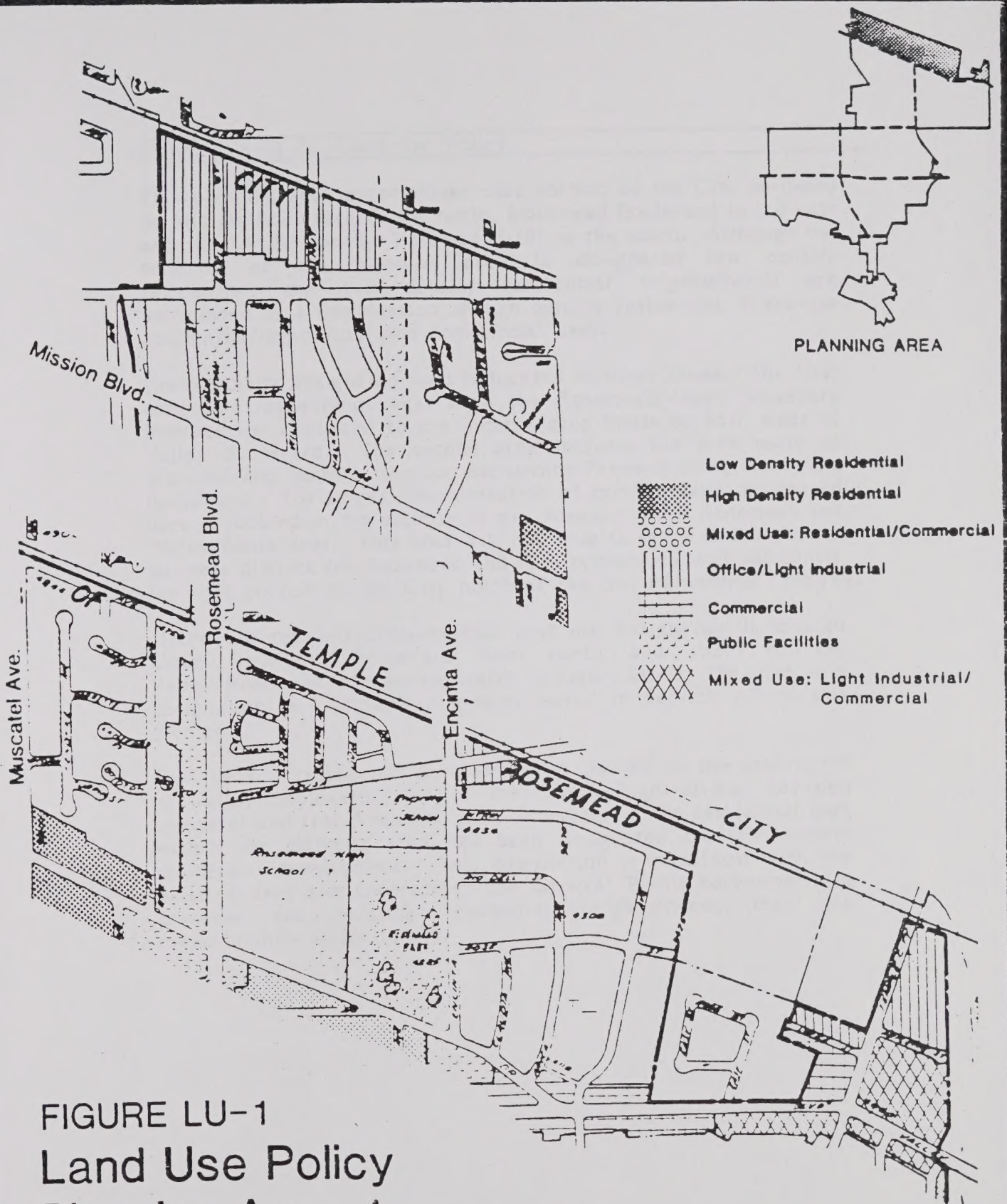
COTTON/BELAND/ASSOCIATES

Planning Area 1: Land Use Policy

Low density residential uses predominate in this planning area. The element's land use policies call for a strip of high density residential housing along Mission Boulevard extending from an area just west of Muscatel Avenue to Rosemead Boulevard. Mixed-use residential/commercial development is designated for the east side of Rosemead Boulevard to the Rosemead/Mission Boulevard intersection. These areas of high density serve as buffers between the boulevards and the single-family neighborhoods located northwest of the intersection. The proposed uses generally correspond to the existing residential uses and densities in this planning area.

Commercial activities in this planning area are limited to an area adjacent to Rosemead Boulevard and Lower Azusa Boulevard. The central location of this area should encourage the development of local commercial uses. Rosemead High School, situated between Rosemead, Lower Azusa, and Mission Boulevards, and Encinta Avenue separate the commercial and the mixed-use residential/commercial areas from the low density neighborhoods located to the east. The mixed-use designation is discussed in greater detail in Section 2.3 of this Element.

Office and light industrial uses are located in three non-contiguous areas. The largest area is located in the extreme northwestern corner of the planning area and includes an area north of Grand Avenue to the City's northern boundary. A second industrial area is located at the opposite end of the planning area north of Valley Boulevard and adjacent to Temple City Boulevard. Finally, a third small area is located east of Encinta Avenue along Lower Azusa. The land use policies will preserve the existing industrial development in the planning area though will restrict any further expansion of those uses are restricted.



City of Rosemead
General Plan

COTTON/BELAND/ASSOCIATES



Planning Area 2: Land Use Policy

This planning area encompasses that portion of the City bordered by Mission Boulevard to the north, Rosemead Boulevard to the east and the San Bernardino Freeway (I-10) to the south. Although the majority of the planning area is designated low density residential, the low density residential neighborhoods are surrounded by a combination of high density residential, mixed-use residential/commercial and commercial uses.

Commercially designated land is located in three areas. The first concentration extends west from the Rosemead/Valley Boulevard intersection westward to the incorporated limits on both sides of Valley Boulevard. The second area includes the area south of Marshall and north of the San Bernardino Freeway along Rosemead Boulevard. The largest concentration of commercially designated uses is located in the vicinity of the intersection of Rosemead and Valley Boulevards. This area will continue to serve as the central business district for Rosemead and be a primary commercial center for that portion of the City north of the San Bernardino Freeway.

Mixed use residential/commercial land use designation is located along Rosemead Boulevard both north and south of the Valley/Rosemead intersection (refer to Figure LU-2). The mixed-use designation is discussed in greater detail in Section 2.3 of this Element.

High density residential development is limited to the area north of Valley Boulevard, east of the Edison Right-of-Way between Muscatel and Ivar Avenues. The remainder of the residential uses within the planning area has been designated for low density residential development. This designation is consistent with the existing uses and underscores the General Plan's commitment to preserve the existing residential neighborhoods that are predominantly single-family.

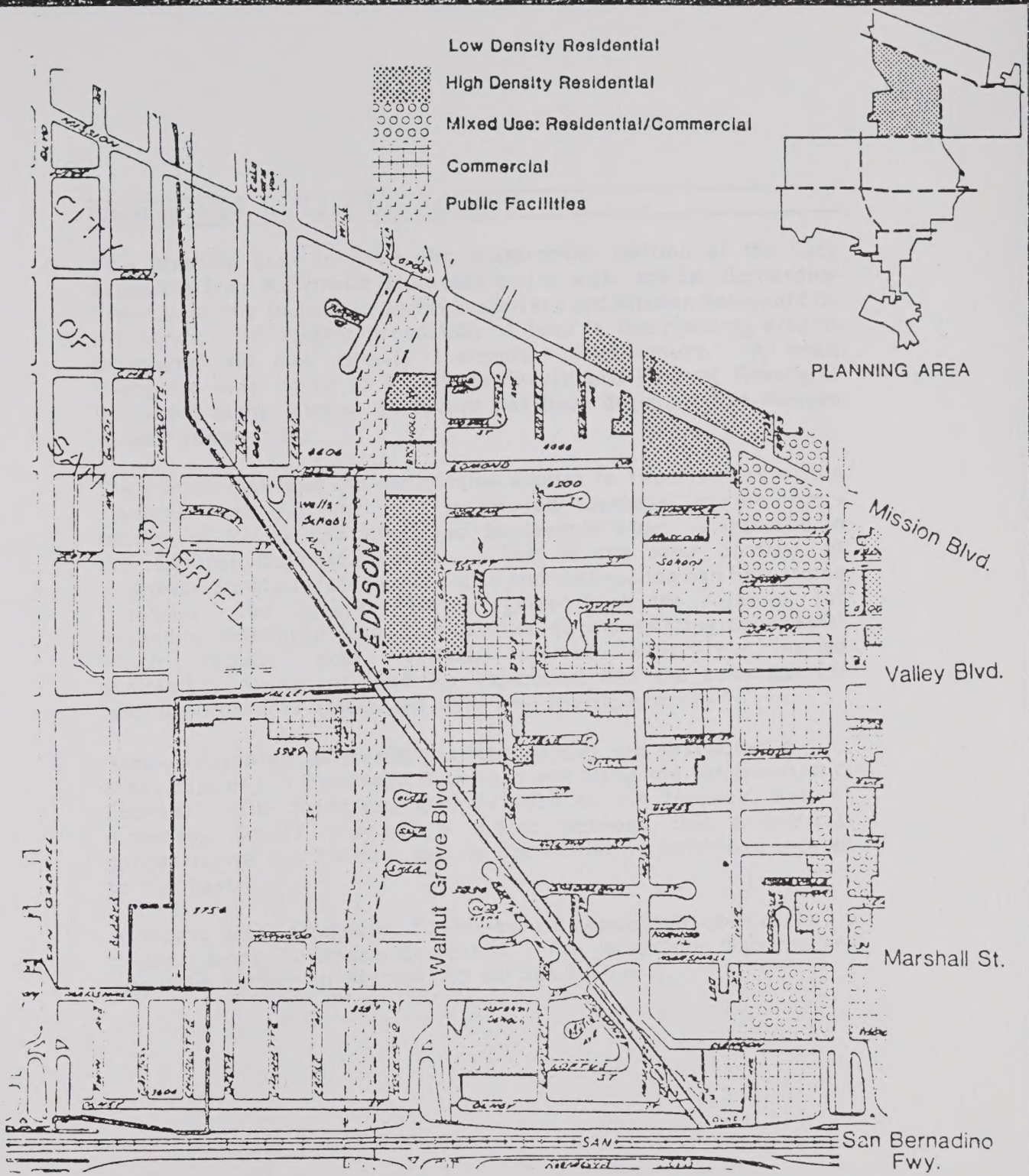
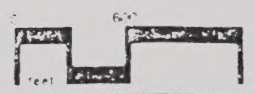


FIGURE LU-2
Land Use Policy
Planning Area 2



City of Rosemead
General Plan

COTTON/BELAND/ASSOCIATES



Planning Area 3: Land Use Policy

This planning area includes the easternmost portion of the City extending from Rosemead Boulevard on the west, the San Bernardino Freeway on the south, and Valley Boulevard and Mission Boulevard on the north. The largest proportion of land in the planning area is designated for low density residential development. A small triangular area north of Valley Boulevard and east of Rosemead Boulevard along Mission Boulevard has been designated as medium density residential.

The commercial land use designation applies to two districts within Planning Area 3. The first is located southeast of the intersection of Valley and Rosemead Boulevards which is included in the Central Business District. The second area consists of Rosemead Square located adjacent to and north of the San Bernardino Freeway. The General Plan recognizes both the potential for expanding Rosemead Square in addition to the existing constraints which include poor access, limited visibility, limited availability of vacant land for expansion, and the potential for land use conflicts associated with any future expansion.

Areas designated as Residential/commercial are restricted to the areas adjacent to Rosemead Boulevard and along the San Bernardino Freeway. The mixed-use segment next to the freeway, east of Rosemead Square provides a buffer between this commercial concentration and the low density residential neighborhood located to the east.

A second area, designated for mixed-use residential/commercial, is located along Rosemead Boulevard. The mixed-use districts are discussed further in Section 2.3 of this Element.

FIGURE LU-3
Land Use Policy
Planning Area 3

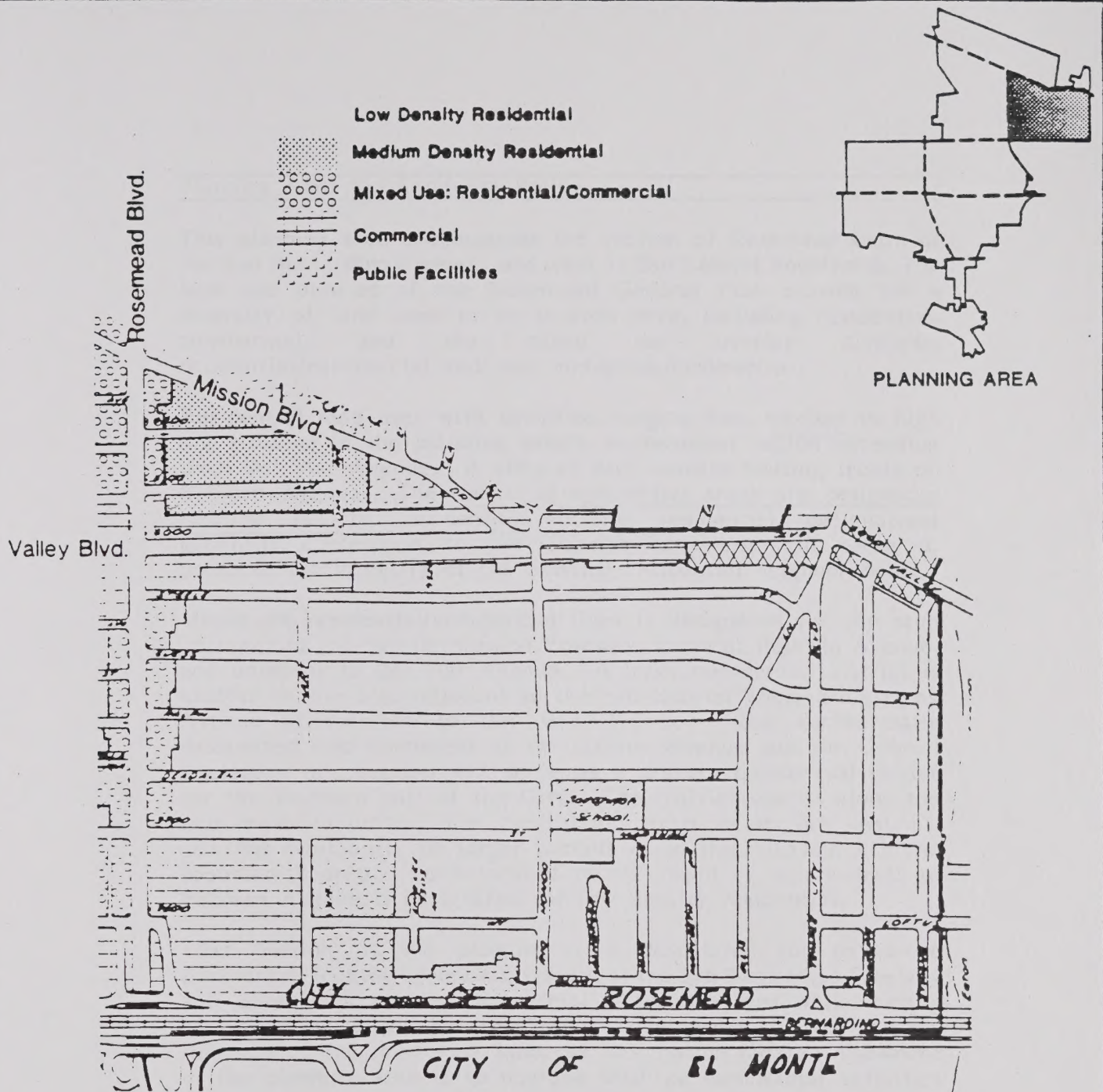
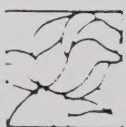


FIGURE LU-3
Land Use Policy
Planning Area 3



City of Rosemead
General Plan

COTTON/BELAND/ASSOCIATES



Planning Area 4: Land Use Policy

This planning area encompasses the section of Rosemead south of the San Bernardino Freeway and west of San Gabriel Boulevard. The land use policies of the Rosemead General Plan provide for a diversity of land uses to be located here, including residential, commercial, and the mixed use overlay districts: residential/commercial and light industrial/commercial.

Residential land uses with densities ranging from medium to high are situated in the planning area's westernmost region extending from Del Mar Avenue. A strip of high density housing fronts on Hellman Avenue. The remaining residential areas are designated medium density residential. The residential designations generally correspond to the existing uses and will serve to preserve the integrity of the existing residential neighborhoods.

Mixed-use residential/commercial lines is designated for the area adjacent to the San Bernardino Freeway, north of Hellman Avenue, and adjacent to Del Mar Avenue. A large commercial district is located in the area adjacent to the San Gabriel Boulevard/Garvey Avenue intersection to Del Mar Avenue. The commercially designated land northwest of the Garvey Avenue and San Gabriel Boulevard intersection will serve as a primary commercial center for the southern half of the City. The traffic volumes along the two major arterials, the centralized location of this district, and the availability of larger parcels make this location a prime opportunity area. Land located to the north of this district to Hellman Avenue is designated for low density residential.

That portion of the planning area designated for mixed-use commercial located immediately south of the San Bernardino Freeway will allow high density commercial and office uses while making provisions to allow for residential development. The primary function of the mixed-use land use designation located elsewhere in the planning area is to upgrade blighted commercial activities located in "commercial strips" along Del Mar, San Gabriel Boulevard, and Garvey Avenue.

Planning Area 5: Land Use Policy

This planning area contains a variety of land uses including residential, commercial, in addition to the mixed use overlay districts which allow for residential/commercial and light industrial/commercial in certain districts.

Residential land uses range from low to high densities with high density uses restricted to the western border along New Avenue and in an area located at the southern edge of the planning area between Rush Street and Amber Rose Lane. The remaining residential areas located within Planning Area 5 are designated as medium density residential with two exceptions - one area south of Newmark Avenue and west of Evelyn Avenue and a second area north of Newmark Avenue and east of New Avenue. The general distribution of residential land uses provided by the General Plan is consistent with the distribution of existing residential development.

An area designated as light industrial/commercial mixed-use overlay extends south on San Gabriel Boulevard from Newmark Avenue.

The portion of the planning area designated as commercial includes an area in the northeast corner of the commercial district surrounding the Garvey Avenue/San Gabriel Boulevard intersection extending westward to the City boundaries.

FIGURE LU-5
Land Use Policy
Planning Area 5

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use: Residential/Commercial
- Mixed Use: Industrial/Commercial
- Commercial
- Public Facilities

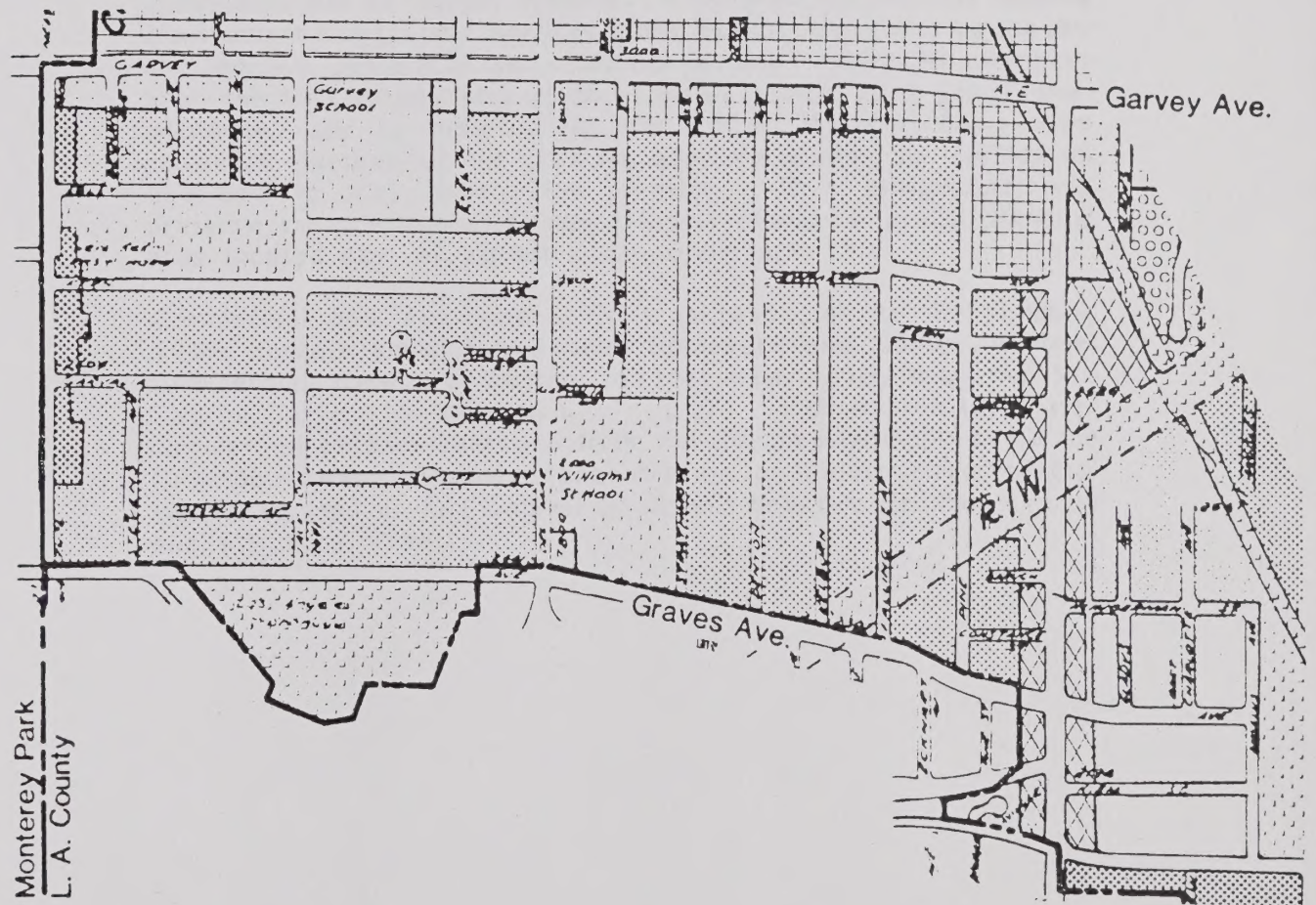
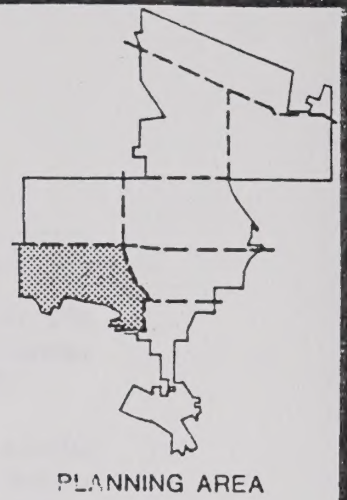
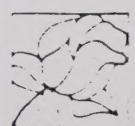
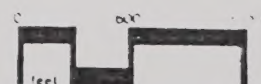


FIGURE LU-5
 Land Use Policy
 Planning Area 5



City of Rosemead
 General Plan

COTTON/BELAND/ASSOCIATES



Planning Area 6: Land Use Policy

Low density residential uses occupy the majority of land in this planning area which is located south of the San Bernardino Freeway north of Garvey Avenue and east of San Gabriel Boulevard.

The Land Use Element policies designate low density residential development for the area south of the freeway to Hellman and Burton Avenues and then south to the commercial and mixed-use overlay zones adjacent to Garvey Avenue. A strip of high density housing from Hellman to Garvey Avenues along Walnut Grove divides the low and medium density areas. Medium density residential continues from the high density area adjacent to Walnut Grove to San Gabriel Boulevard and is bisected by the Edison Right-of-Way. The remaining portions of the planning area designated for residential development will remain low density. This designation will preserve the predominantly single-family character of the planning area located east of Walnut Grove Boulevard.

Commercial and mixed-use activity is restricted to the planning area's borders along San Gabriel Boulevard and Garvey Avenue. Commercial uses are limited to the area surrounding the San Gabriel/Garvey intersection. Light industrial-mixed use/commercial extends eastward from the Edison Right-of-Way to the City boundary. Another concentration of industrial/commercial land is located on San Gabriel Boulevard between Hellman Avenue and Whitmore Street.

Low Density Residential

Medium Density Residential

High Density Residential

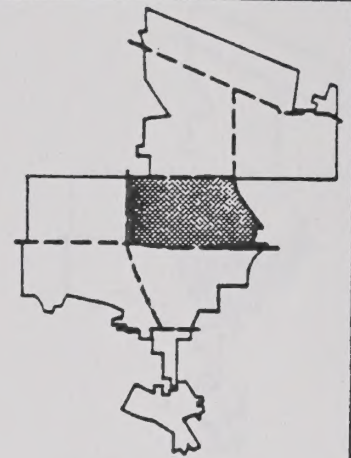
Mixed Use: Residential/Commercial

Office/Light Industrial

Mixed Use: Light Industrial/Commercial

Commercial

Public Facilities



PLANNING AREA

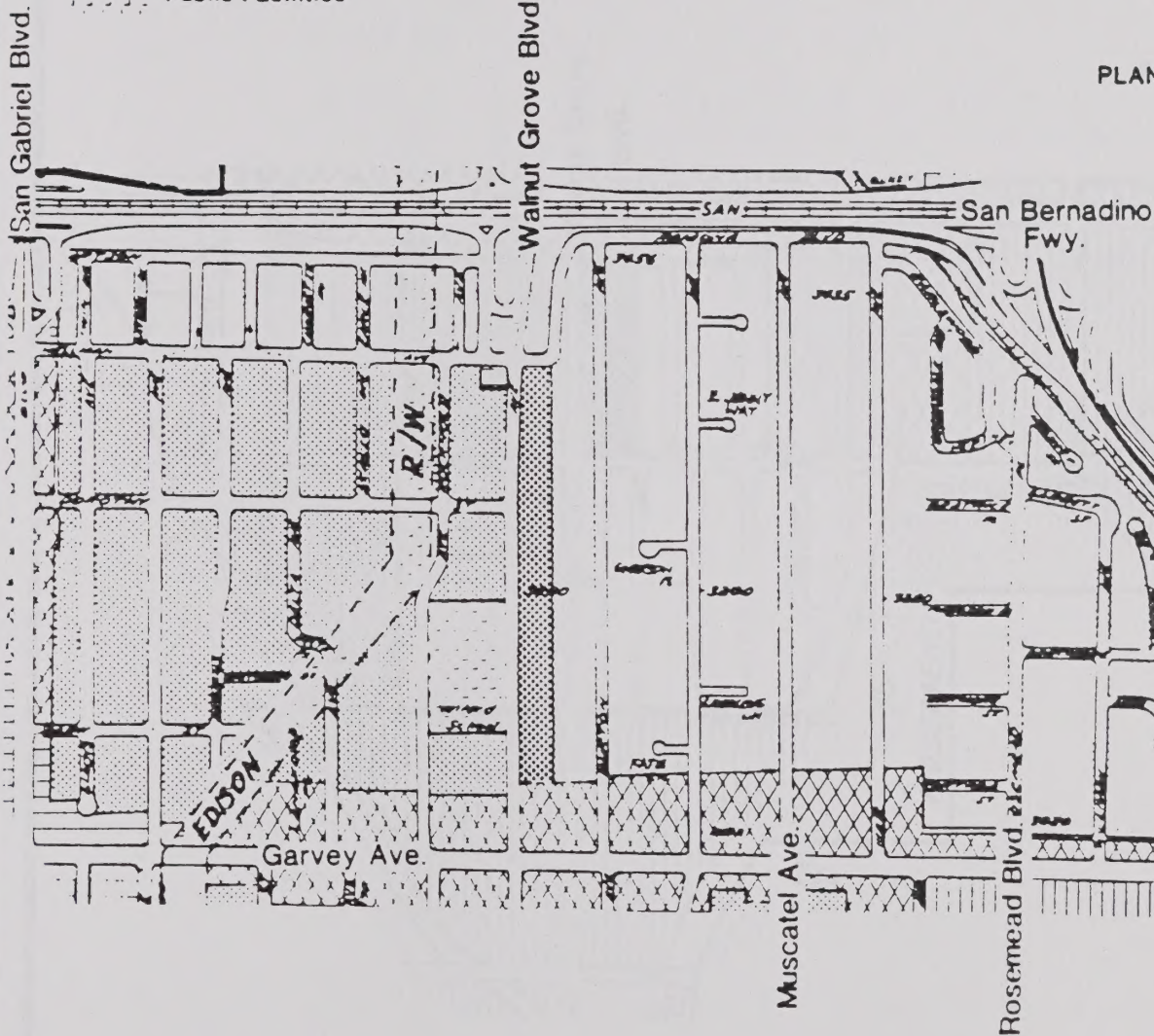


FIGURE LU-6
Land Use Policy
Planning Area 6



City of Rosemead
General Plan

COTTON/BELAND/ASSOCIATES



Low Density Residential

Medium Density Residential

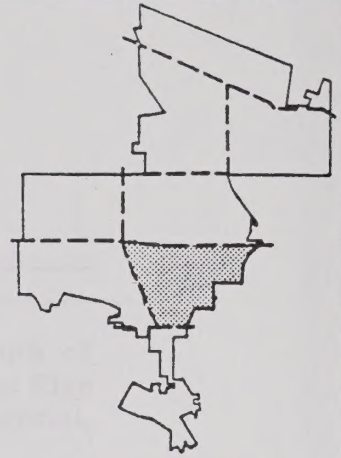
High Density Residential

Mixed Use: Residential/Commercial

Office/Light Industrial

Mixed Use: Light Industrial/Commercial

Public Facilities



PLANNING AREA

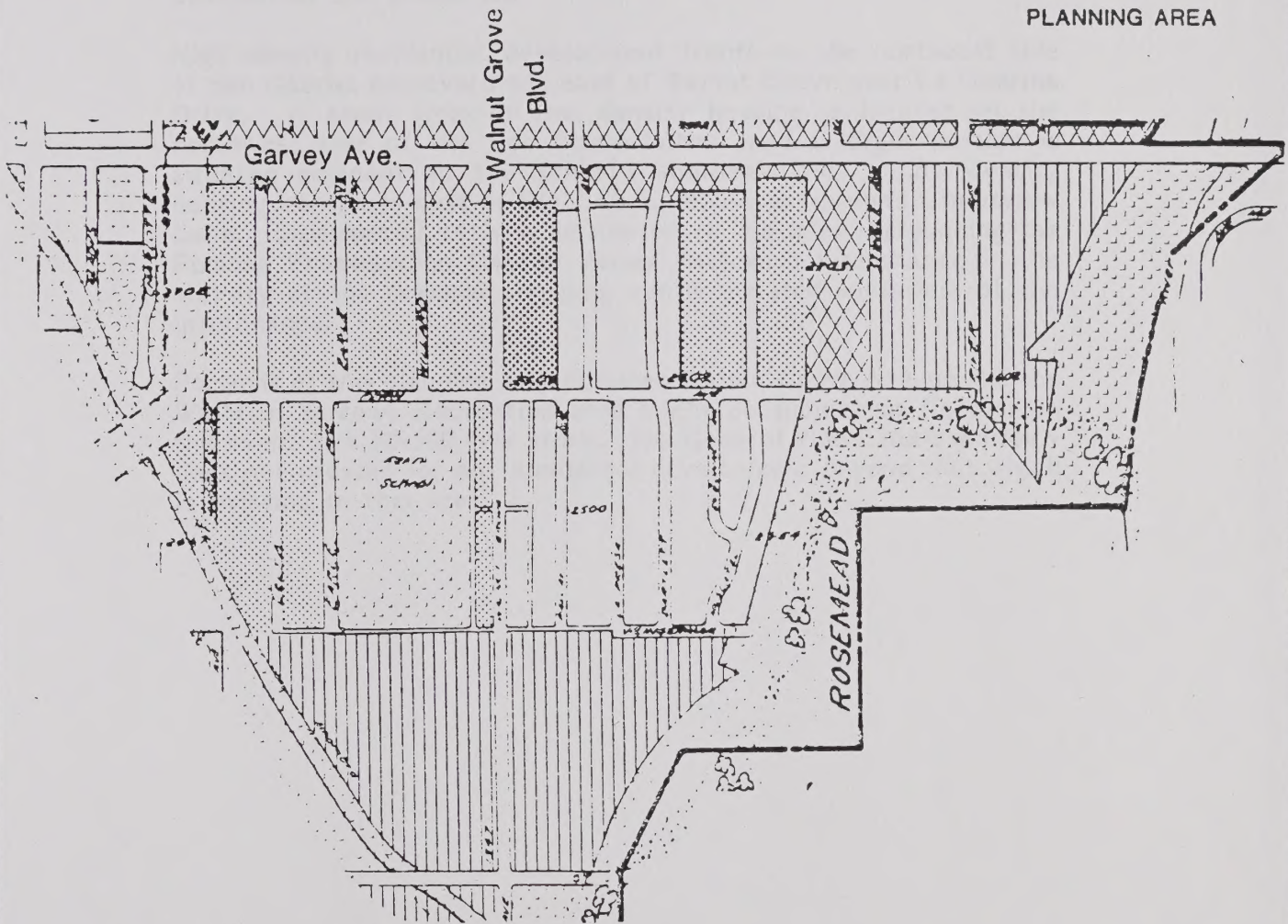
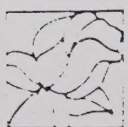
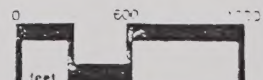


FIGURE LU-7
Land Use Policy
Planning Area 7



City of Rosemead
General Plan

COTTON/BELAND/ASSOCIATES



Planning Area 8: Land Use Policy

This planning area includes the remainder of the City south of Rush Street. The land use policies of the Rosemead General Plan allow for a mix of land uses here, including residential, commercial and industrial.

High density residential development fronts on the northeast side of San Gabriel Boulevard and east of Walnut Grove near La Madrina Drive. A small strip of low density housing is located on the northwest side of the Don Bosco School and a larger portion is situated adjacent to the School's southeast side. Low density housing continues east of San Gabriel Boulevard around Landisview Lane. Commercial activity is limited to the area surrounding the Pomona Freeway/San Gabriel Valley Boulevard interchange in the vicinity of the regional shopping center located southwest of the interchange.

Portions of this planning area between Walnut Grove Avenue and the Whittier Narrows Recreation area might be subject to flooding in the event of a 50-500 year storm. The General Plan Land Use Policy does not provide for any additional development beyond that which is existing in this area.

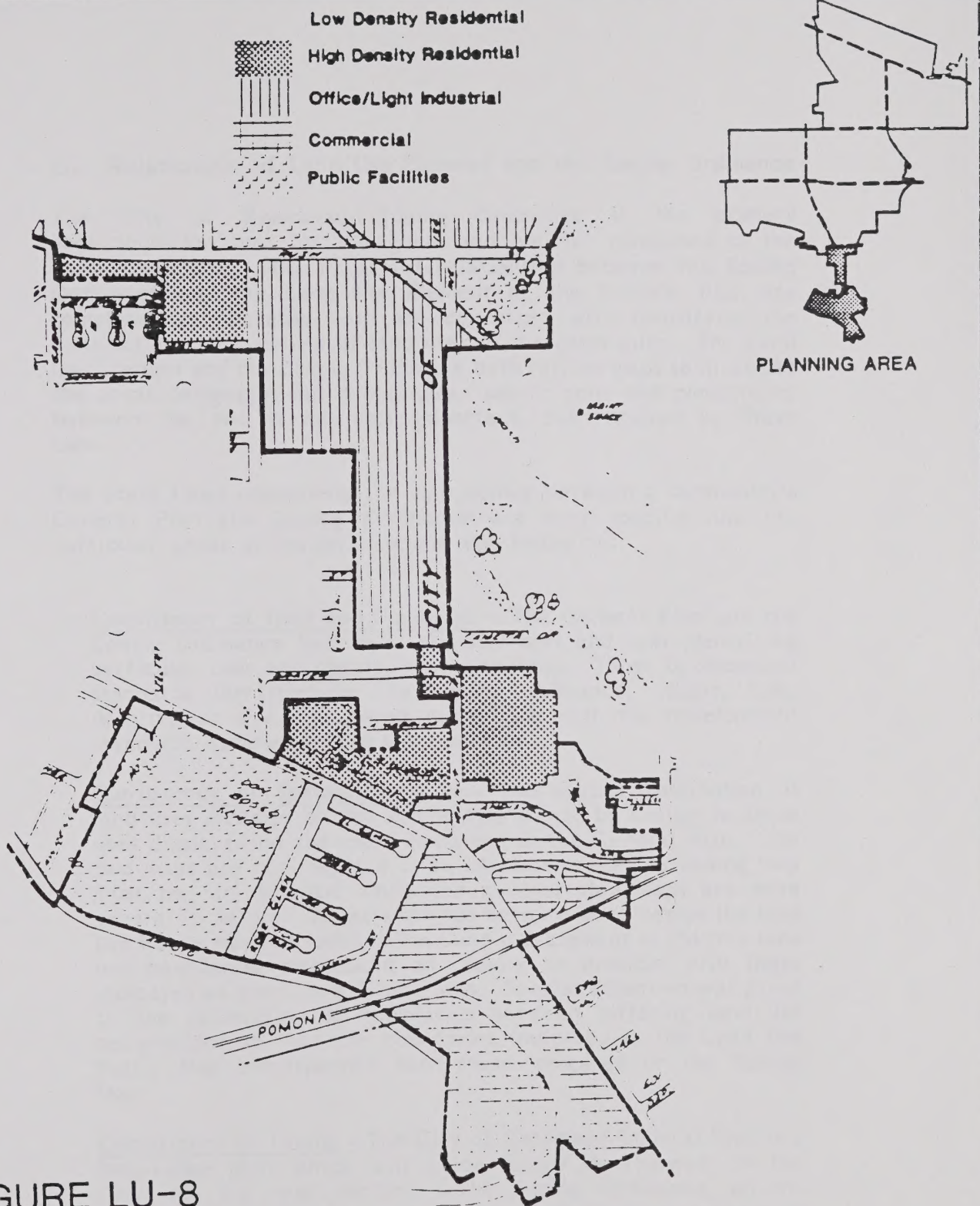


FIGURE LU-8
Land Use Policy
Planning Area 8



City of Rosemead
General Plan

COTTON/BELAND/ASSOCIATES



2.2 Relationship of Land Use Element and the Zoning Ordinance

The City of Rosemead Zoning Ordinance is the primary implementation tool for the goals and policies contained in the various elements. The important relationship between the Zoning Ordinance and the Land Use Element of the General Plan are complementary because both are concerned with identifying the distribution and intensity of land uses in the community. The Land Use Element and the Zoning Ordinance both rely on maps to illustrate the areas designated for a particular use or zone and consistency between the two is not only important, but required by State Law.

The State Laws concerning the consistency between a community's General Plan and Zoning Ordinance are very specific and the particular areas of concern include the following:

Consistency of Uses and Standards - The General Plan and the Zoning Ordinance both must contain maps and text identifying particular uses and development standards. Those development standards identified in the zoning ordinance, height, bulk, density, lot size, etc., must correspond with the development standards outlined in the General Plan.

Consistency of Spatial Patterns - The spatial distribution of land uses included on the zoning map should be similar to those uses displayed on the maps contained in the General Plan. The two maps are not required to be identical since the zoning map must be very specific while the general plan maps are more general in nature. An attempt has been made to design the land Use Policy maps included in the Land Use Element so that the land use boundaries correspond as closely as possible with those indicated on the City's Zoning Map. Special attention was given to the delineation of boundaries between differing land use designations so that the boundaries indicated in the Land Use Policy Map corresponded with those indicated on the Zoning Map.

Consistency of Timing - The City of Rosemead General Plan is a long-range plan which will guide future development in the City into the next century. The Zoning Ordinance, on the other hand, responds to more current and short term needs of the community while gradually fulfilling the land use policies contained in the General Plan.

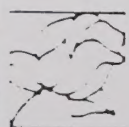
General Plan Land Use Designations	Zoning District												
	R-1	R-2	R-3	P-O	P-D*	C-1	C-3	CBD	OM**	M-1	AG- OS	P	D
Residential													
low density	■												■
medium density		■			■								■
high density			■	■	■							■	■
Mixed-Use Overlay***													
light industrial/ commercial					■	■	■		■				
residential/commercial			■		■	■						■	■
Commercial					■		■		■	■			
Office/light industrial					■		■		■	■			
Public Facilities	■	■	■	■	■	■	■	■	■	■	■	■	

*PD-Planned Development of parcels with a minimum lot area of 1 acre providing for a combination of commercial, residential, or office uses on the same lot.

**OM-New zoning district.

*** Underlying zoning within mixed-use overlay district controls land use. Other land uses identified in the designation may be permitted though a Conditional Use permit is required.

TABLE LU-2 Zoning Ordinance/General Plan Consistency Matrix



City of Rosemead
General Plan

COTTON/BELAND/ASSOCIATES

The City of Rosemead Zoning Ordinance has undergone an extensive revision which has taken several years to complete. The review and adoption of the Zoning Ordinance revision will be concurrent with the review and adopting of the General Plan. A special effort has been made to insure that this Zoning Ordinance will be compatible with the General Plan. The major changes anticipated to result from the implementation of the General Plan will be concerned with the locations of the specific zones indicated on the zoning map.

The land use designations outlined in the Land Use Element are compared with the corresponding zoning districts included in the City Zoning Ordinance in Table LU-2.

The mixed-use designation as it relates to the City's Zoning Ordinance differs from the other General Plan land use descriptions in several important ways. First, the mixed-use designation does not directly correspond to a single zoning district or group of similar zoning districts as does, for example, the General Plan designation for single-family residential and the R-1 zoning district.

The mixed-use zone functions in a similar fashion as an overlay zone where several dissimilar zoning districts may apply. The mixed use district premise is that the basic underlying zoning designation controls land use. The mixed use overlay district expands the uses that may be allowed with the issuance of a conditional use permit (CUP). Before approval to build or convert to a use permitted within the overlay district is granted, a developer is required to obtain a CUP through the standard procedures. Any use not listed as a permitted use in the underlying zone will be required to obtain a CUP from the Planning Commission.

The restricted uses under a CUP in each mixed-use district will not be uniform throughout the City. Two districts with mixed-use residential/commercial designations may be very different in the applicable zoning. The designated mixed-use areas identified in the Land Use Policy Map (and in Figures LU-1 through LU-8 in the Land Use Element) are identified as specific "mixed-use districts" in Figure LU-9.

Those individual mixed-use districts and the applicable underlying zoning designations that apply and the types of land uses allowed with the issuance of a conditional use permit are described in Table LU-3. The land uses identified in Table LU-3 as "Land Use Allowed" serve only to describe the types of activities that would be permitted in each mixed-use overlay district with the issuance of a CUP.

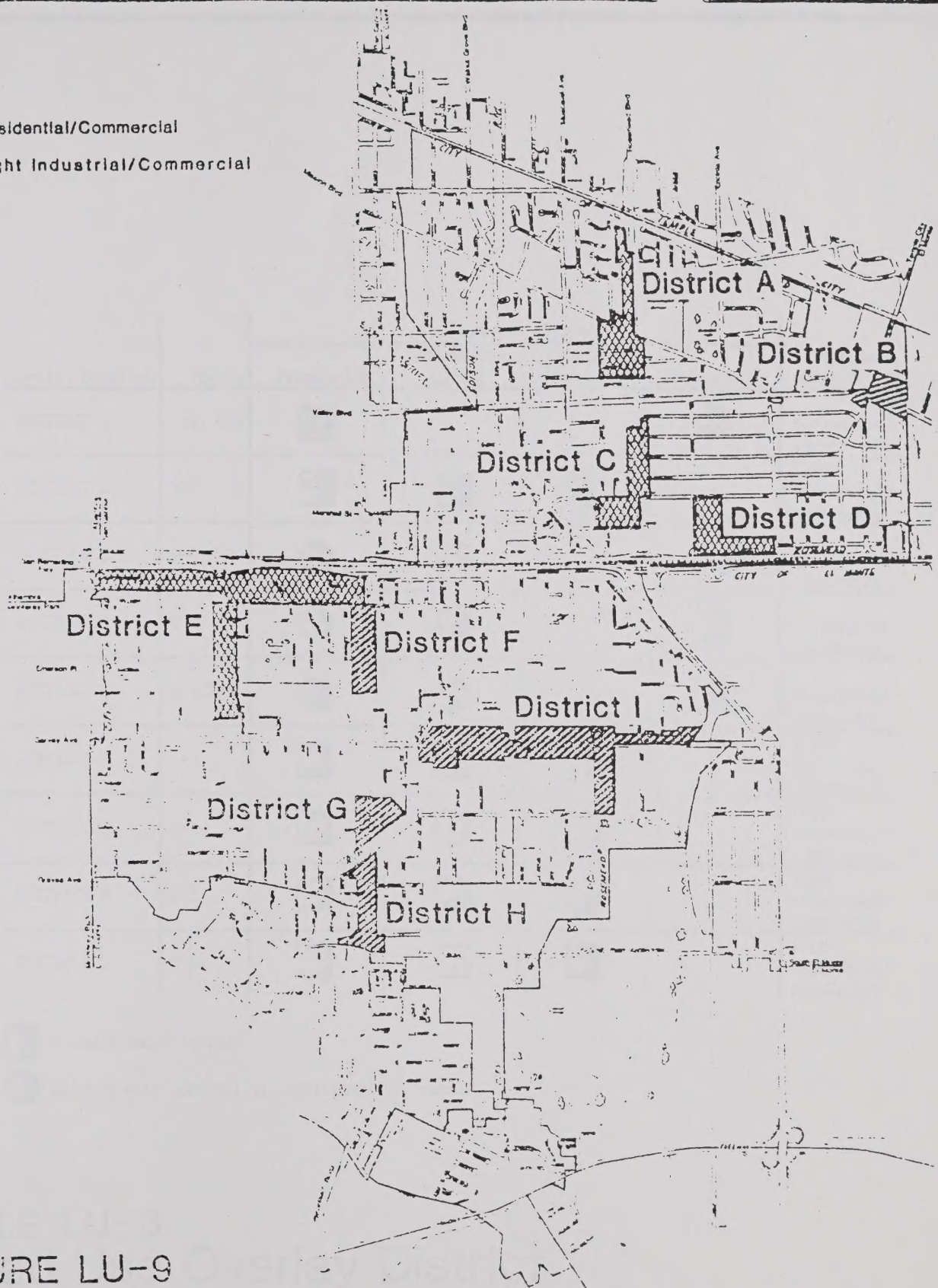
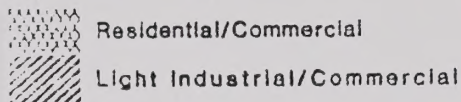
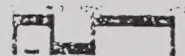


FIGURE LU-9
Mixed Use
Overlay Districts



Overlay District	Zoning	Land Use Allowed				Overlay Designation
		Commercial	Professional Office	Light industrial	Residential	
DISTRICT A	C-1, C-3					residential-commercial
DISTRICT B	M-1					light industrial-commercial
DISTRICT C	P-D/R-3					residential-commercial
DISTRICT D	P-D					residential-commercial
DISTRICT E	R-2/R-3					residential-commercial
DISTRICT F	C-3					light industrial-commercial
DISTRICT G	M-1					light industrial-commercial
DISTRICT H	C-3					light industrial-commercial
DISTRICT I	M-1					light industrial-commercial

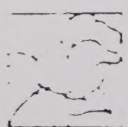


Allowed under zoning



Allowed with approval of conditional use permit

TABLE LU-3
Mixed Use Overlay District
Applicable Zoning



City of Rosemead
General Plan

COTTON/BELAND/ASSOCIATES

2.3 Summary of Goals and Policies

The Land Use Element of the Rosemead General Plan is concerned with the preservation and maintenance of the existing single-family residential neighborhoods in the City. This plan is concerned with those residential areas which show signs of deterioration and decay in addition to those neighborhoods experiencing increasing development pressures.

The policies contained in the Land Use Element serve to implement the goal of preserving the existing, stable, single-family neighborhoods in several ways. First, the Land Use Element seeks to direct higher density residential developments to those areas of the City where the higher density developments will not impact those residential neighborhoods that are predominantly single-family. Second, in those areas where differing residential densities are located adjacent to each other or in those residential neighborhoods located next to non-residential uses, adequate buffering must be provided to reduce the potential for land use conflicts. Finally, the City of Rosemead, using a variety of measures including code enforcement, will take an active role in insuring that residential property in the City is maintained.

The City also recognizes the importance of insuring that housing opportunities are available to all segments of the population, regardless of race, income, or age. Because the City is currently providing more than its regional share of housing to the lower and moderate income groups, emphasis has been placed on assisting other disadvantaged groups that live or may choose to reside in the City in future years. The goals and policies contained in the Housing Element is concerned with this aspect of residential development.

The Goals and Policies contained in the Land Use Element also pay special attention to existing and future commercial and industrial development in the City. Using various implementation measures, the City will encourage the agglomeration of commercial activities at strategic locations. This practice will benefit both business establishments in the commercial centers by concentrating consumer traffic while at the same time replacing the deteriorating, blighted, and underutilized commercial "strips" with other uses. Other policies will require that existing commercial and industrial property be maintained while requiring proposals for new developments to undergo architectural and design review.

The Land Use Element makes a provision for a "mixed-use" land use designation that functions as an overlay district to implement several key goals both in this element and in other elements. The "mixed-use" designation in the Rosemead Land Use Element refers to a particular zone or district where more than one type of land use may be allowed under certain conditions. The final determination of the specific type of use is appropriate for a particular parcel based on several factors:

- (1) The specific proposal for development of a site as presented by the prospective developer;
- (2) The types of uses allowed under the particular mixed-use overlay district - that is, what specific zoning designations apply to that particular district;
- (3) The specific development standards, including those identified in the Implementation plan, that may apply in any given situation which may be based on parcel size, its general location, or other attributes specific to that parcel; and finally
- (4) The final determination is made by elected officials and City staff and the issuance of a conditional use permit.

The mixed-use overlay district will be an important tool available to the City in revitalizing the blighted commercial strips that are located adjacent to the major arterials that traverse the City. The assumption in the application of this land use concept is that these commercial strips are due to commercial "overzoning" in the past with the result being a saturation of the local commercial market over time. The underutilization of land, blight, and marginal commercial activities are typical of those areas. The concept allows for the replacement of these commercial (or other) activities with other types of non-competitive uses while at the same time, making an effort to preserve those activities that remain productive.

Garvey Avenue is an example of an area of the City consisting largely of these commercial strips which would be subject to the application of mixed-use overlay zone. Light industrial development would be encouraged on appropriate parcels as a replacement for unproductive commercial uses while the agglomeration of commercial activities would be encouraged at strategic points along the roadway. The resulting concentration of consumer traffic would be beneficial to the commercial, service, and retail establishments located in this concentration.

The Land Use Element underscores the City's commitment to preserving and making efforts to encourage commercial and industrial activities that benefit the community and the surrounding region. A limited amount of undeveloped land is currently available to those businesses wishing to expand or relocate in Rosemead. The majority of future development in the City will involve reuse of existing structures or in some instances where demolition is required, the reuse of the site. The policies contained in the Land Use Element require the City to consider both the costs and benefits associated with future commercial and industrial development and to discourage those activities that will have a negative impact on the City and its residents.

3.0 GOALS AND POLICIES

GOAL 1: CONSERVE AND MAINTAIN THE EXISTING STABLE SINGLE-FAMILY NEIGHBORHOODS THROUGHOUT THE CITY.

Policy 1.1: Restrict further construction of multiple-family units in those neighborhoods that are predominately single-family.

Policy 1.2: Adequate buffering between lower density residential uses and adjacent higher density or non-residential uses should be provided to mitigate any land use conflicts.

Policy 1.3: The City through code enforcement will take an active role in insuring that owners maintain their property.

GOAL 2: EXPAND THE OPPORTUNITIES FOR CONCENTRATED COMMERCIAL AND INDUSTRIAL DEVELOPMENT AROUND AND ADJACENT TO EXISTING COMMERCIAL AND OFFICE DEVELOPMENT.

Policy 2.1: Encourage, through zoning, density bonuses and less restrictive land use controls as well as the agglomeration of commercial activities in small commercial centers located at strategic intersections.

Policy 2.2: Discourage, through zoning and other appropriate land use controls, further strip commercial development along the major arterials in the City.

Policy 2.3: Require commercial and industrial property owners, through code enforcement, to maintain and upkeep their property.

Policy 2.4: New commercial and industrial development in the City will be subject to architectural and design review.

GOAL 3: INSURE THE COMPATIBILITY OF ADJACENT USES WHILE PROVIDING OPPORTUNITIES FOR MIXED-USE DEVELOPMENT.

Policy 3.1: Provide for mixed-use development as described in the Land Use Element, as a means of both upgrading existing development adjacent to the major arterials and providing new commercial, residential and employment opportunities to the City's residents.

Policy 3.2: Encourage the revitalization of the Garvey Avenue, Valley Boulevard, San Gabriel Boulevard, and Rosemead Boulevard by using mixed-use development to promote the infill of strip commercial districts with higher density multiple-family or light industrial development as described in the Land Use Policy.

Policy 3.3: Mixed-use developments must provide adequate buffering between the residential and commercial or light industrial uses within the designated mixed-use area as well as in the adjacent areas.

Policy 3.4: Commercial and residential planned developments should be encouraged wherever possible.

GOAL 4: ENCOURAGE THE DEVELOPMENT OF A BALANCE OF LAND USE TYPES WHICH ARE LOGICALLY INTER-RELATED WITH ONE ANOTHER.

Policy 4.1: The City is committed to maintaining the existing commercial and industrial base that contributes to the economic well being of the City and its residents.

Policy 4.2: The City should continue to attract those industrial activities that are beneficial in terms of employment and revenue to the City and the surrounding region.

Policy 4.3: The City should make an effort to exclude those commercial and industrial activities which would adversely impact the City without providing corresponding benefits to the City and its residents.

Policy 4.4: Encourage the development of a high intensity commercial "core" district surrounding the intersection of Garvey Avenue and San Gabriel Boulevard.

Policy 4.5: Preserve the existing "central business district" along Valley Boulevard and continue to support City efforts in its revitalization.

Policy 4.6: Continue to support the upgrading of Rosemead Square as a freeway commercial center with an emphasis placed on improving access and visibility to the freeway.

Policy 4.7: Encourage the development of a freeway office and commercial center in a portion of Planning Area 4 located between Hellman Avenue and the San Bernardino Freeway.

Policy 4.8: Encourage the revitalization of the Garvey Avenue corridor by promoting the upgrading of existing commercial uses units in selected areas while encouraging the concentration of commercial activities in small commercial centers.

Policy 4.9: Insure that future commercial development adjacent to the San Bernardino Freeway, south of Glendon Way, are developed in a manner which compliments other existing commercial uses while capitalizing on the high visibility provided by the adjacent freeway.

Policy 4.10: Insure that future projects in the area designated for mixed-use residential commercial east of Rosemead Square incorporate the highest design and construction standards possible to assure a compatibility of use, function, and circulation among the existing and proposed uses.

Policy 4.11: Continue to encourage the development of a commercial center in the vicinity of San Gabriel Boulevard and the Pomona Freeway to take advantage of the visibility and traffic volume provided by the nearby freeway.

Circulation Element



City of Rosemead General Plan

1.0 INTRODUCTION

1.1 State Requirements

The Circulation Element serves as a guide for public improvements as they relate to the long-range planning process in the City of Rosemead. The incorporation of this Element into the General Plan is recognition of the importance of considering traffic requirements in any future development in Rosemead.

The State Law requires that every general plan include a circulation element, which must contain, at a minimum, the "general location and extent of existing and proposed major thoroughfares, transportation routes, terminals, and other public utilities and facilities, all correlated with the land use element of the general plan" (Section 65302(b)). The General Plan Guidelines identify certain features that may be important to the community. Those items mentioned in the General Plan Guidelines that are of particular concern to the City of Rosemead include:

- ° Streets and highways;
- ° Parking facilities;
- ° Transit and rapid transit;
- ° Railroads;
- ° Paratransit (e.g., carpooling, van pooling, and taxi service);
- ° Bicycle and pedestrian facilities; and
- ° Utilities transmission facilities.

The Circulation Element serves to fulfill State requirements for a circulation element (Section 65302). In addition, the Circulation Element is concerned with the continued maintenance and expansion of the sewer system, water system, and utilities to meet the future need of the City.

1.2 Issues and Opportunities

The circulation system for the City of Rosemead has developed over the years along with the San Gabriel Valley. Due to the maturity of the majority of the City, major modifications to the overall system are not required. The existing system is compatible with the land use pattern and intensity in most areas of the City.

The existing street classification system is illustrated in Figure CIR-1. These street classifications conform to those utilized by Los Angeles County as do the streets in the surrounding area. Each of these streets was field checked to determine existing street geometrics and traffic utilization. Figure CIR-2 illustrates the existing street geometrics. On-street parking is generally permitted on all streets with some restrictions near intersections. There are also some parking prohibitions on Rosemead Boulevard. Major intersections have been signalized and traffic controls appear to be appropriate for existing conditions.

Existing daily traffic volumes on the City's arterial streets are illustrated on Figure CIR-3. These data were provided by the City. Typical daily capacities for various street cross sections and Levels of Service are listed in Table CIR-1. Comparison of these capacity values with existing volumes (Figure CIR-3) and existing geometrics (Figure CIR-2) provides an indication of the adequacy of the existing circulation system. A deficiency is indicated on Rosemead Boulevard south of Valley Boulevard. In addition, San Gabriel Boulevard north of Garvey Avenue and southerly of Walnut Grove Avenue is approaching capacity.

Other areas where traffic circulation problems have been identified include vehicular access to the Rosemead Shopping Center and the need for increased access to the Walnut Grove Avenue/Rush Street area.

Bus service is provided by the Southern California Transit District (SCTD) with routes throughout the City and the San Bernardino Freeway Busway. SCTD provides bus service on Del Mar, Garvey, Hellman, Marshall, Mission, Rosemead, San Gabriel, Temple City Boulevard, Valley Boulevard and Walnut Grove. The City also provides Dial-A-Ride service within the City or within five miles of the City limits.

These existing conditions provide a basis for the development of a Circulation Element for the General Plan. This element will provide guidelines and policy to assist in maintaining a satisfactory, circulation system and to serve in future land use changes. The relationship between land use and circulation is an important factor in planning and a basis for a General Plan. Any changes in land use or circulation have a corresponding effect upon the other.

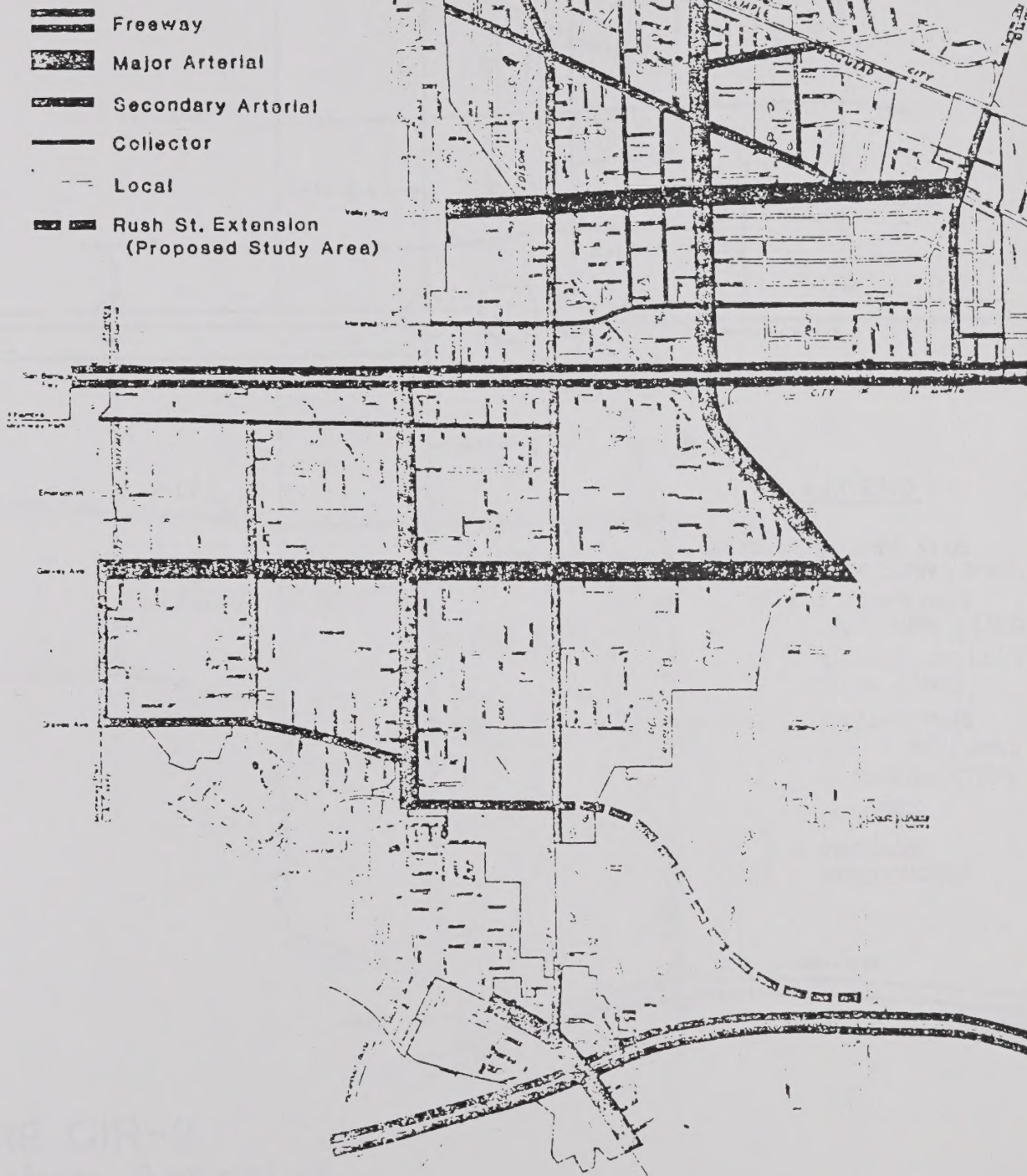


FIGURE CIR-1
Circulation System

City of Rosemead
General Plan

COTTON BELAND/ASSOCIATES



SOURCE: Weston Pringle and Associates

2.0 PROPOSALS

2.1 Standards

There are several types of street classification systems. All of these systems divide streets into a classification based upon the street's primary function. In almost all cases, the major difference between the different systems is the title given to each of the classifications. The roadway standards in this General Plan is based on the classification system used by the Los Angeles County Road Department which categorizes roadways according to their pavement and right-of-way widths. For planning purposes, the County classification system was expanded to include a number of lanes and capacities. The six categories include: freeway, highway, major arterial, secondary arterials, collector roads, and local streets. The following discussion summarizes the major characteristics of the classification of roadways used in this element.

Freeway - A divided, multiple-lane highway devoted entirely to the task of traffic movement with access controlled by ramps spaced at regular intervals. The San Bernardino and Pomona Freeways are in this category.

Major Arterials - A facility on which geometric design and traffic control measures are used to expedite through traffic movement. Access to abutting properties and on-street parking is restricted. A major arterial is the principal urban thoroughfare. Roadways in this category generally have right-of-way widths of approximately 100 feet and may have daily traffic volumes in excess of 20,000 vehicles on any given segment. Valley Boulevard, Garvey Avenue, San Gabriel Avenue, and Rosemead Boulevard are roadways in this category. Rosemead Boulevard is a designated State Highway (Hwy. 19) and is currently handling the greatest traffic load of any roadway in the City, excluding the freeways.

Secondary Arterials - Roadways in this category serve a similar function as major arterials except that the design capacities are not as great. In addition, secondary arterials do not generally carry the large volumes or through traffic commonly

operating on the primary arterial roadways. Secondary arterials have an average maximum right-of-way width of 80 feet and daily traffic volumes averaging between 10,000 to 20,000 vehicles.

Roadways in this category include Del Mar Avenue, Graves Avenue, New Avenue, Rush Avenue, Temple City Boulevard, and Walnut Grove Avenue.

Collector Roads - A collector street serves traffic movements in a defined geographic area of a city and connects this area with arterials and freeways. There are few through traffic trips, most traffic utilizes collectors to move from a lower order street to a higher order street. Curbside parking is generally acceptable and the abutting properties have complete access to the street. The right-of-way width of this roadway type is variable but generally averages 60 feet. Traffic volumes also vary with the average generally somewhat less than 10,000 vehicles per day.

Roadways classified as collector streets include Encinita Avenue, Grand Avenue, Hellman Avenue, Ivar Avenue, Loftus Drive, Marshall Street, Muscatel Avenue, Ramona Boulevard, Rio Hondo Avenue, and Rosemead Place.

Local Streets - Local streets refer to those streets that provide direct access to the individual parcels located throughout the City. The remaining streets not otherwise designated are classified as local streets. The remaining roadways not classified in the above categories would be considered local roads. Local streets are generally two-lane with a minimum right-of-way width of 50 feet.

Cross sections of major arterials, secondary arterials, collector roads, and local streets are shown in Figure CIR-4. The location and functional classification in the City of Rosemead is shown in Figure CIR-5.

The ability of a roadway or intersection to handle the current traffic load can be described in terms of level-of-service. The level-of-service is the ratio of the road's design capacity to the existing volumes. The resulting ratio then permits the

road to be placed into one of six level-of-service categories. The six levels-of-service are generally described as follows for simple, uninterrupted flows.

Level of Service A: This is a condition of free flow, accompanied by low traffic volumes and high speeds. Traffic densities will be low, with uninterrupted flow speeds controlled by driver desires, speed limits, and physical roadway conditions. There is little or no restriction in maneuverability due to the presence of other vehicles and drivers can maintain their desired speeds with little or no delay.

Level of Service B: This occurs in the zone of stable flow, with operating speed beginning to be restricted somewhat by traffic conditions. Drivers still have reasonable freedom to select their speed and lane of operation. Reductions in speed are not unreasonable with a low probability that traffic flow will be restricted. The lower limit (lowest speed, highest volume) of this level-of-service has been used in the design of rural highways.

Level of Service C: This is still in the zone of stable flow, but speeds and maneuverability are more closely controlled by the higher traffic volumes. Most of the drivers are restricted in their freedom to select their own speed, change lanes, or pass. A relatively satisfactory operating speed is still obtainable with service volumes suitable for urban design practice.

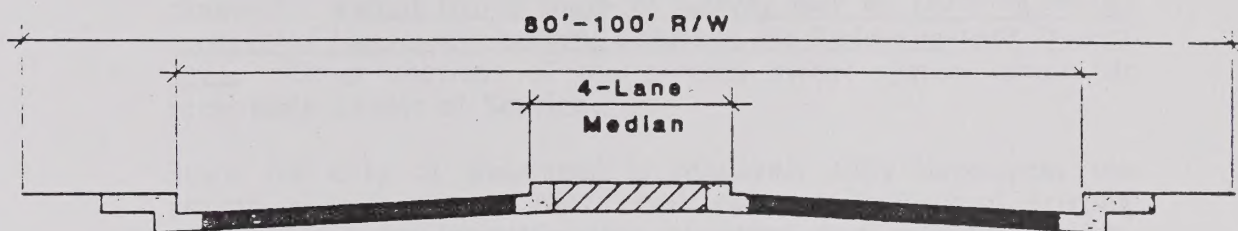
Level of Service D: This level-of-service approaches unstable flow, with tolerable operating speeds being maintained though significantly affected by changes in operating conditions. Fluctuations in volume and temporary restrictions to flow may cause substantial drops in operating speeds. In an urban setting such as Rosemead, operating conditions described in this category are acceptable.

Level of Service E: This level-of-service cannot be described by speed alone but represents operations at lower operating speeds, generally about 30 miles per hour, with traffic volumes at or near the design capacity of the roadway. Traffic flow is unstable and there may be stoppages for short periods. This level of service is associated with the operation of a facility at design flow.

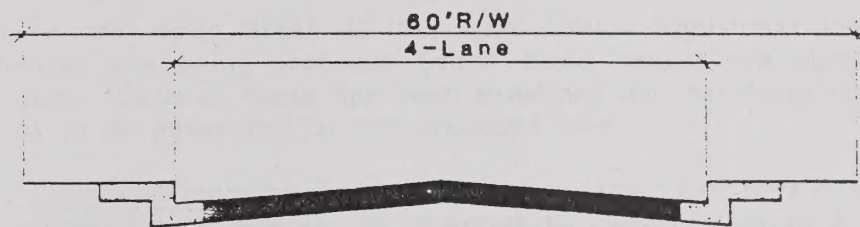
Level of Service F: This level-of-service describes a forced-flow operation at low speeds where volumes are above the design capacity of the roadway. In the extreme cases, both speed and volume can drop to zero. These conditions usually result from queues of vehicles backing up from a restriction downstream. The section of the roadway under study will serve as a storage area during parts or all of the peak hour period. Speeds are substantially reduced and stoppages may occur for short or long periods of time because of the downstream congestion.

The level of service can be calculated if the design capacity for average daily traffic (ADT) and the existing traffic volumes (ADT) are known. For urban design purposes, a level of service (LOS) of C is desirable though in most urbanized areas such as Rosemead, the LOS of D is generally considered to be acceptable. The actual capacity of a roadway is dependent on numerous factors, foremost among them is the number of travel lanes. Daily volumes and the corresponding LOS for different design in configurations are shown in Figure CIR-4.

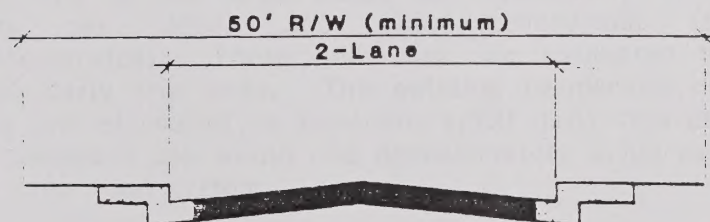
CROSS SECTION	DAILY CAPACITY ⁽¹⁾	
	LOS C	LOS D
6 Lane Divided	45,000	49,500
4 Lane Divided	30,000	33,000
4 Lane Undivided	20,000	22,000
2 Lane	10,000	12,500



Major and Secondary Arterial

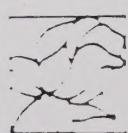


Collector



Local

FIGURE CIR-4
Street Classification
Standards



City of Rosemead
General Plan

COTTON/BELAND/ASSOCIATES

2.2 Proposed Circulation System

Review of the cross sections and the daily capacities listed in Figure CIR-4 provides an indication of the adequacy of the street system. As for existing conditions, Rosemead Boulevard remains with a capacity deficiency. San Gabriel Boulevard north of Garvey Avenue and north of the Pomona Freeway is approaching capacity. Walnut Grove south of Garvey may be reaching design capacity if future development occurs in the Redevelopment Project Area. Other sections of the arterial street system remain at acceptable Levels of Service.

Since the City of Rosemead is relatively fully developed, the growth in traffic would be a result of redevelopment of existing areas, in-fill or intensification of areas and regional growth. These potentials for increased traffic are discussed in this section of the report and their traffic demands estimated.

There are three areas of the City where significant land use changes are being proposed which could impact the circulation system. Each of these has been examined and estimates made of trips to be generated by the proposed uses.

Rosemead Shopping Center. The area easterly of Hart Avenue is currently residential. A proposal to convert this to a Mixed Use: Residential/Commercial area is being considered. For purposes of estimating trip generation, it has been assumed that half of the area would be residential, at 14 dwelling units per acre, and half commercial (professional office-service). These new uses are estimated to generate 6,500 daily trip ends. The existing residential uses in this area are estimated to generate 4,500 daily trip ends so that the proposed use would add approximately 2,300 daily trips to the area road system.

Hellman Avenue. Redevelopment of the residential area between Hellman Avenue and the San Bernardino Freeway and between New Avenue and San Gabriel Boulevard is another land use change being considered. The proposed use would be Mixed Use: Residential/Commercial. An equal split of the area between residential at 14 dwelling units per acre and commercial (professional office-service) was assumed in order to estimate trip generation. Estimates of trip generation for existing land uses were 8,900 daily trip ends and for proposed land uses, 12,700 daily trip ends or an increase of 3,800 daily trip ends.

San Gabriel Boulevard/Garvey Avenue. The proposed land use plan would redevelop and intensify the commercial use of the

area adjacent to this intersection. It is estimated that this land use change would add 3,800 daily trip ends to the circulation system.

Additional development may occur in various locations throughout the City which cannot be quantified. The circulation plan will allow for this kind of development; however, any major changes in land use must be carefully evaluated to ensure that they can be supported by the circulation system. There is also a potential expansion of development in the area of Walnut Grove and Rush which would place increased demand upon the circulation system and should be monitored. Walnut Grove is now reaching design capacity during peak hours. Any additional development in the area should be carefully weighted to ensure that it meets the goals and objectives of the Redevelopment Plan and does not adversely impact the existing circulation system.

Regional development is similar to that of the City and is not anticipated to result in significant increases on the arterial system. Increased regional demands upon the freeway system could result in congestion and diversion of trips to surface streets. The City will monitor the regional transportation planning processing to voice concerns and present alternatives to any planning that could impact the City street system.

The increased traffic from the three specific areas discussed was assigned to the street system and combined with existing volumes. Figure CIR-5 illustrates projected daily traffic with the three areas of redevelopment as described above.

In order to accommodate both existing and future traffic demands, the following circulation system is proposed.

Rosemead Boulevard. Northerly of Glendon Way, the street should provide three lanes of traffic in each direction plus left turn channelization. This could be accomplished by parking prohibitions and/or street widening. A specific study should be undertaken to identify methods of providing these additional lanes and special intersection turning lanes. ~~As a part of this study, methods of directing traffic to the Rosemead Shopping Center and area to the east via Marshall Street should be examined.~~ Consideration should also be given to the redesign of the ramp/Glendon Way/Rosemead intersection as a part of this study.

San Gabriel Boulevard. While this street is not projected to exceed current capacity, it is approaching capacity and any further traffic increases could result in deficiencies. At present, on-street parking is permitted on San Gabriel Boulevard north and south of Garvey Avenue. Removal of this

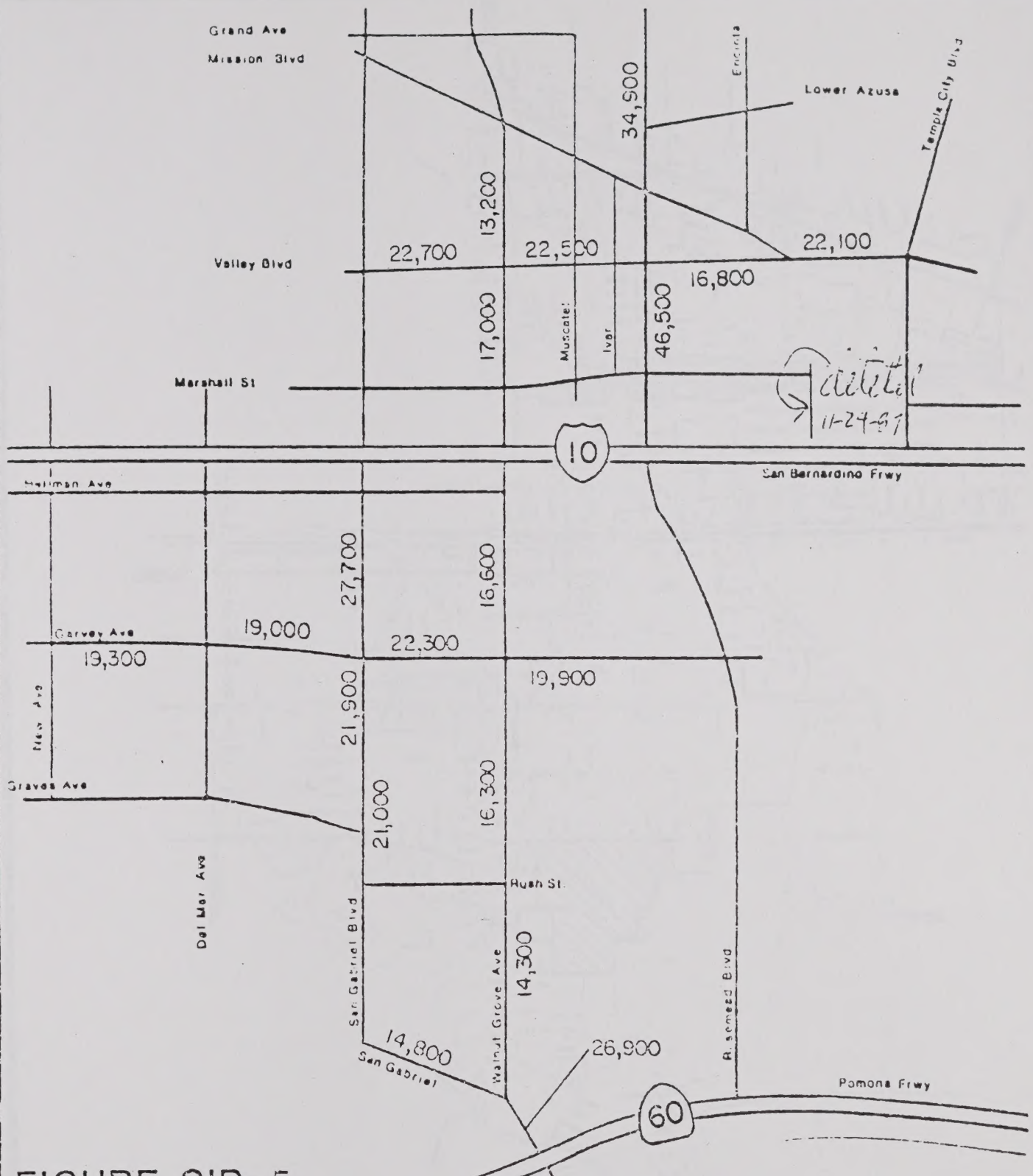


FIGURE CIR-5
Future Traffic
Volumes

City of Rosemead
General Plan

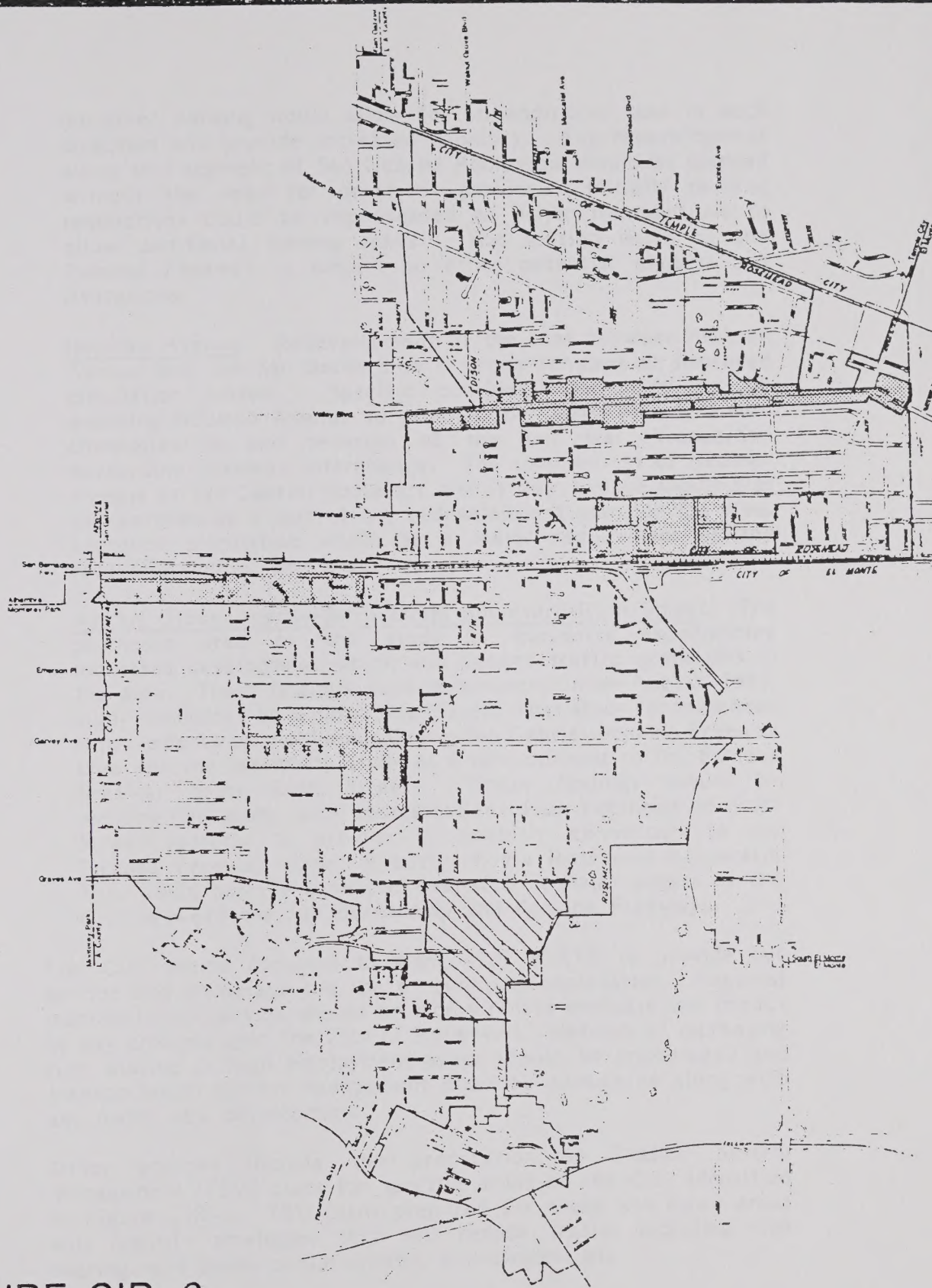
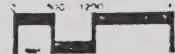


FIGURE CIR-6
Potential TSM
Plan Target Areas



City of Rosemead
General Plan

COTTON/BELAND/ASSOCIATES



on-street parking would allow for an additional lane in each direction and provide increased capacity. Any redevelopment along this segment of San Gabriel Boulevard should be planned without the need for on-street parking. Initially parking restrictions could be implemented at major intersections to allow additional turning lanes. The section north of the Pomona Freeway is subject to other potential impacts and limitations.

Hellman Avenue. Redevelopment of the area between Hellman Avenue and the San Bernardino Freeway requires an improved circulation system. Specific considerations would include widening Hellman Avenue to provide four lanes plus left turn channelization and redesign of the Del Mar Avenue/San Bernardino Freeway interchange. The intersection of Hellman Avenue at San Gabriel Boulevard and at New Avenue should also be examined as a part of any redevelopment plan for the area. Improved circulation would be a major requirement of any redevelopment of this area.

Walnut Grove Avenue-San Gabriel Boulevard-Rush Street. The southeast area of the study is currently experiencing increased development which will impact traffic operations in the area. These findings were documented in an August, 1985, study conducted by Willdan Associates. That study recommended improvements to the Walnut Grove-San Gabriel-Pomona Freeway area and the feasibility study of a new connect to the Pomona Freeway from Rush Street. These findings should be implemented along with consideration of an extension of Rush Street easterly to provide an easterly connection to the Pomona Freeway either directly or via Rosemead Boulevard. This would provide a second east-west arterial access to the City between the San Bernardino and Pomona Freeways.

The City should continue to work with SCRTD to provide bus service and encourage the use of public transportation. Regional transportation service should be monitored to evaluate the impact of any changes upon the City of Rosemead. Methods of increasing ride sharing in high employment areas should be encouraged and transportation system management plans be considered along with any major new development.

Other policies include the preparation of Traffic System Management (TSM) plans for specific areas of the City identified in Figure CIR-6. TSM plans prepared for these and other areas will identify strategies that will reduce traffic including ride sharing, van pools, public transit, dial-a-rides, etc.

3.0 GOALS AND POLICIES

GOAL 1: INSURE THE FREE MOVEMENT OF VEHICULAR AND PEDESTRIAN TRAFFIC THROUGHOUT THE CITY.

Policy 1.1: The City will periodically review the function of Rosemead's system of roadways to identify any problems.

Policy 1.2: Encourage the development of TSM plans for all major office and commercial developments with special emphasis on those areas identified in Figure 6.

Policy 1.3: Cooperate with neighboring jurisdictions in developing resolutions to traffic problems that are regional in nature. Special emphasis should be devoted to Rosemead Boulevard, Valley Boulevard, Garvey Avenue, and San Gabriel Boulevard.

Policy 1.4: The City should study alternatives for improving circulation in the vicinity of Rosemead Square including the addition of travel lanes on Rosemead Boulevard through prohibition of parking and possible redesign of the freeway ramp at Rosemead Boulevard.

Policy 1.5: The City should consider a prohibition of on-street parking for San Gabriel Boulevard which would improve the capacity through the addition of two travel lanes.

Policy 1.6: A transportation management plan should be prepared as part of a specific plan for the mixed use district located south of ~~Rosemead Boulevard~~ and north of Hellman Avenue.

Policy 1.7: The City should consider the extension of Rush Street to South El Monte to provide additional east/west arterial access to the City.

GOAL 2: SEPARATE TRAFFIC ASSOCIATED WITH COMMERCIAL AND INDUSTRIAL USES FROM RESIDENTIAL NEIGHBORHOODS.

Policy 2.1: Develop neighborhood traffic control plans for those neighborhoods experiencing the spillover traffic impacts.

Policy 2.2: Periodically review on-street parking in neighborhoods adjacent the revitalization/redevelopment districts (refer to Economic Development Element) and develop parking and control plans for those areas adversely affected by spillover traffic and parking.

GOAL 3: INSURE THAT ALL COMMERCIAL AND INDUSTRIAL DEVELOPMENT IS PROVIDED WITH ADEQUATE PARKING FOR ITS EMPLOYEES AND VISITORS.

Policy 3.1: The needs of the handicapped will be considered in all development plans.

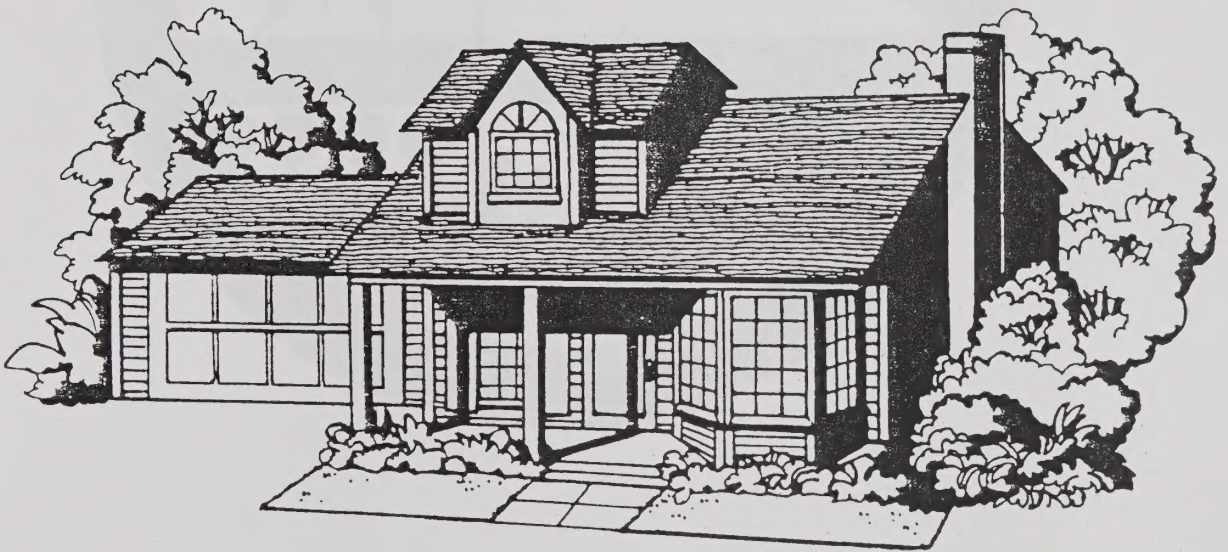
Policy 3.2: Private and public parking shall be provided in sufficient amount to adequately meet local needs and to minimize congestion on arterial streets.

Policy 3.3: Require new development (industrial, commercial, and residential) to comply with parking area standards and periodically review and evaluate these standards for adequacy.

Policy 3.4: Require new development in revitalization/redevelopment districts to provide adequate off-street parking.

Housing Element

City of Rosemead



Cotton/Beland/Associates, Inc.

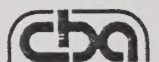




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I. INTRODUCTION

A. Market Setting

Located in the San Gabriel Valley in Eastcentral Los Angeles County (see Figure 1), Rosemead incorporated as a city in 1959, with a population of 15,476 and by 2000 had a population of over 57,000. Rosemead functions as a residential suburb for surrounding employment centers, such as Los Angeles, as the majority of its land is developed with low-density housing. Despite being home to Countrywide Mortgage and Southern California Edison, the City has experienced relatively slow economic growth. According to the Employment Development Department, in December 1999, unemployment was about 6 percent and above the County average. Overall, Rosemead has a lower median income and a higher percentage of low-income residents than a majority of cities in the County.

As of 2000, the City included 14,345 housing units of which approximately half are owner-occupied units. With affordable housing prices and rental rates, Rosemead offers affordable housing opportunities to its residents with widely varying incomes. While Rosemead has a range of affordable housing options, there is still a need for affordable units with 3 or more bedrooms for large families. Rosemead also lacks newer, larger housing developments that would attract more moderate- and above moderate-income households to the City, households that currently look elsewhere for housing in the County. In addition, the City has an aging housing stock and there has been little new residential development in the last five years. Because the City is already predominately built out and the possibility of annexation of unincorporated areas is minimal, the City is focused on providing a diversity of housing options for its varied workforce by:

- Encouraging infill development and the recycling of underutilized land;
- Expanding homeownership; and,
- Maintaining and upgrading the existing housing stock.

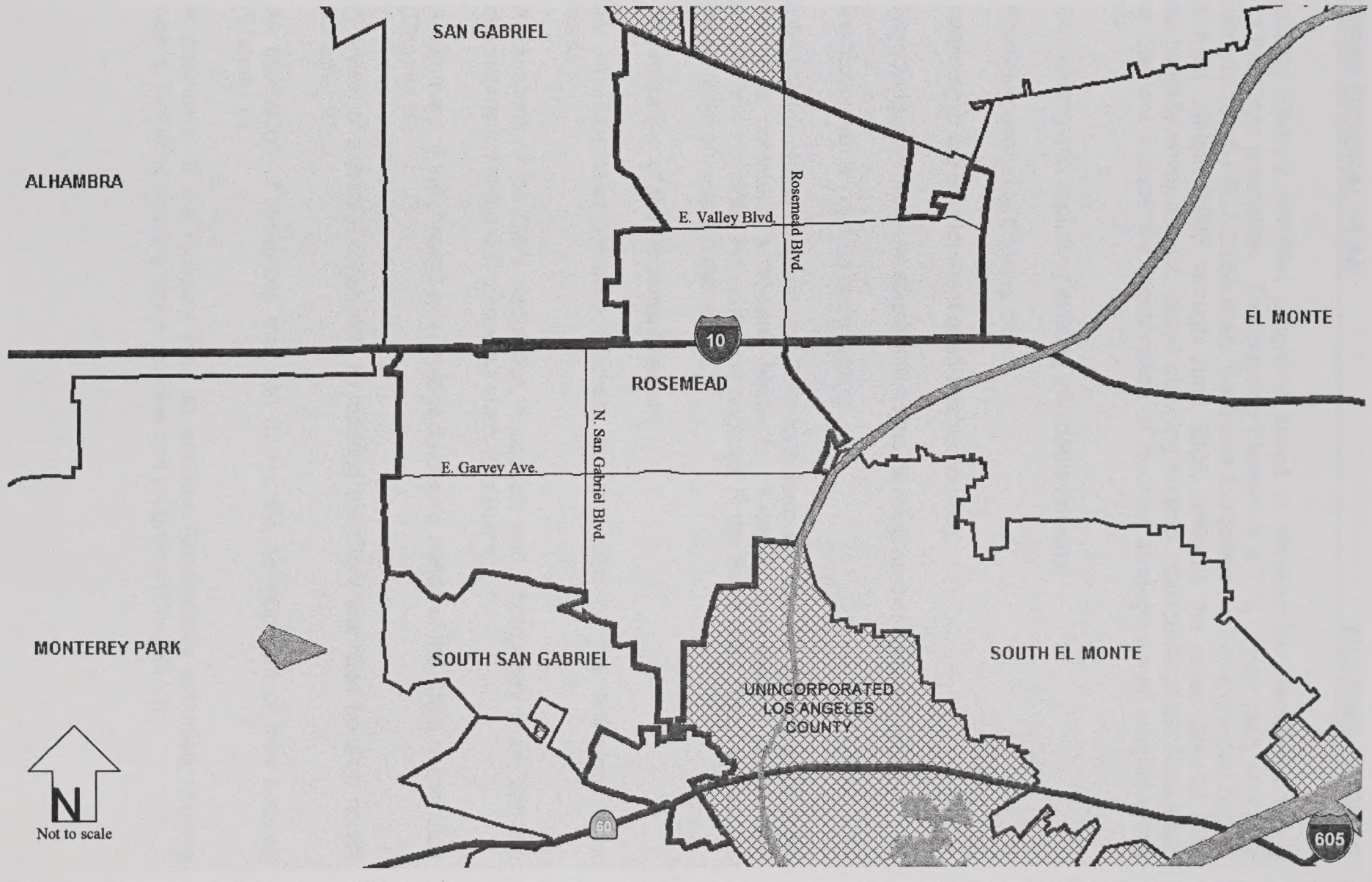
B. Purpose of the Housing Element

The Housing Element of the Rosemead General Plan sets forth the City's five-year strategy to address the community's housing needs. This includes the preservation and enhancement of the community's residential character, the expansion of housing opportunities for all economic segments of the community, and the provision of guidance and direction for local government decision-making in all matters relating to housing.



Rosemead General Plan Figure 1

Housing Element Regional Location Map



The Housing Element identifies programs aimed at meeting the identified housing needs of the City's population. The Housing Element is a 7 ½ - year plan, which for jurisdictions within the SCAG (Southern California Association of Governments) region, extends from January 1998 through June 2005, whereas the other General Plan elements typically cover a much longer planning horizon. Concerns of the Rosemead Housing Element include the identification of housing strategies and programs that focus on:

1. Conserving and improving existing affordable housing;
2. Providing adequate housing sites;
3. Assisting in the development of affordable housing;
4. Removing governmental constraints to the development of housing; and
5. Promoting equal housing opportunities.

Section 65302 (c) of the Government Code sets forth the specific components to be contained in a community's housing element. Table 1 summarizes these State requirements and identifies the applicable sections in the Rosemead Housing Element where these requirements are addressed.

C. Organization of the Housing Element

The City of Rosemead Housing Element is comprised of the following major components:

1. An analysis of the City's population, household and employment base, and the characteristics of the City's housing stock (Chapter II).
2. A summary of the present and projected housing needs of the City's households (Chapter III).
3. A review of potential constraints to meeting the City's identified housing needs (Chapter IV).
4. An evaluation of resources that can further the development of new housing (Chapter V).
5. A statement of the Housing Plan to address Rosemead's identified housing needs, including housing goals, policies and programs (Chapter VI).

Table 1
State Housing Element Requirements

REQUIRED HOUSING ELEMENT COMPONENT		REFERENCE
A. <u>Housing Needs Assessment</u>		
1. Analysis of population trends in Rosemead in relation to regional trends.		Chapter 11, Section A
2. Analysis of employment trends in Rosemead in relation to regional trends.		Chapter II, Section C
3. Projections and quantification of Rosemead's existing and project housing needs for all income groups.		Chapter III
4. Analysis and documentation of Rosemead's housing Characteristics, including the following:		
a. Level of Housing Cost compared to ability to pay;		Chapter II, Section B
b. Overcrowding;		Chapter II, Section B
c. Housing Stock Condition.		Chapter II, Section D
5. Inventory of land suitable for residential development, including vacant sites and sites having redevelopment potential and an analysis of the relationship of zoning, public facilities and services to these sites.		Chapter V, Section A
6. Analysis of existing and potential governmental constraints upon the maintenance, improvement, or development of housing for all income levels.		Chapter IV, Section C
7. Analysis of existing and potential nongovernmental and market constraints upon maintenance, improvement, or development of housing for all income levels.		Chapter IV, Section A, B
8. Analysis of special housing needs for handicapped, elderly, large families, female-headed households, farmworkers		Chapter II, Section B
9. Analysis concerning the needs of homeless individuals and families in Rosemead		Chapter II, Section B
10. Analysis of opportunities for energy conservation with respect to residential development		Chapter II, Section F
11. Analysis of lower income rental projects at-risk conversion to market rate.		Chapter II, Section E
B. <u>Goals and Policies</u>		
1. Identification of Rosemead's goals and policies relative to maintenance, improvement, and development of housing.		Chapter VI, Section A
C. <u>Implementation Program</u>		
An implementation program should do the following:		
1. Identify adequate sites that will be made available through appropriate action with required public services and facilities for a variety of housing types for all income levels.		Chapter VI
2. Assist in the development of adequate housing to meet the needs of low and moderate-income households.		Chapter VI
3. Identify and, when appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing in Rosemead.		Chapter VI
4. Conserve and improve the condition of the existing affordable housing stock in Rosemead.		Chapter VI
5. Promote equal access to housing.		Chapter VI
6. Preserve assisted rental housing at-risk of conversion to market rate.		Chapter VI

D. Relationship To Other General Plan Elements

The seven elements, which comprise the Rosemead General Plan, are required by law to be internally consistent. Together these elements provide the framework for development of those facilities, services and land uses necessary to address the needs and desires of the City's residents. To ensure that these needs are clearly addressed throughout the General Plan, the elements must be interrelated and interdependent.

The Rosemead General Plan, except for the Housing Element (1996), has not recently undergone a comprehensive update. As such, this Housing Element Update builds upon current State Planning Law and recent socioeconomic data, and is not entirely consistent with the policies and proposals set forth by the existing General Plan. It is anticipated that the 1987 General Plan will undergo a comprehensive update by 2001, thereby making the Housing Element consistent therewith.

E. Public Participation

Section 65583 (c)(5) of the Government Code states that, "*The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.*"

City residents will have several opportunities to recommend strategies and review and comment on this update of the Rosemead Housing Element. The Planning Commission will conduct a study session upon completion of the housing needs assessment to provide direction in formulation of the element's policies and programs. Once the State Department of Housing and Community Development has reviewed the draft element, two public hearings will be held on the Housing Element (one before the Planning Commission and one before the City Council). Notification will be published in the *San Gabriel Valley Tribune* in advance of each hearing and outreach notices will be posted in the Library, the Community Centers, the Post Office and at City Hall in order to solicit input from all economic groups within the community. Copies of the draft Element will be available for review at City Hall and the public library. In addition, copies of the element will be sent to the local school district. This is in addition to regular public outreach, an annual study session and public hearing held as part of the City's overall Community Development Block Grant (CDBG) and HOME programs. Housing needs are a major expenditure in these federally funded programs.

The City intends to continue to cooperate with the U.S. Department of Housing and Urban Development, Los Angeles County Fair Housing Council and the Los Angeles County Community Development Commission/Housing Authority in promoting equal housing opportunity for all economic segments of the community.

F. Sources of Information

Several sources of information provided insights into recent demographic and housing trends that have taken place in the City. Sources include:

1. U.S. Department of Commerce, Bureau of the Census, 1980 and 1990 Census Reports
2. State Department of Finance, 2000 Population and Housing Estimates
3. State Employment Development Department, 1998/1999 Labor Force Data
4. SCAG Regional Housing Needs Assessment, 1999
5. California Association of Realtors 1998/1999 Sales Data
6. SCAG Growth Forecasts 1994-2020
7. Housing Element of the Rosemead General Plan, 1996

Interviews were conducted with City staff, local realtors, local real estate rental agencies, service providers, and others with knowledge of the local housing market and housing needs of City residents.

II. BACKGROUND INFORMATION

A successful strategy for improving housing conditions must be preceded by an assessment of the housing needs of the community and region. This section discusses the components of housing need - that is, the trends in the City's population, households, and employment base and the type of housing available. Since these changes have not occurred in a vacuum, the regional context is also presented.

The analysis, which follows, is broken down into four major subsections. Subsection A, Population Characteristics, analyzes the City of Rosemead in terms of individual persons and attempts to identify any population trends that may affect future housing needs. Subsection B, Household Characteristics, analyzes Rosemead in terms of households, or living groups, to see how past and expected household changes will affect housing needs. Subsection C, Employment, analyzes individual persons in Rosemead again, in terms of occupation and employment sources as this directly affects the need for and location of housing. Subsection D, Housing Stock, analyzes the housing units in Rosemead in terms of availability, affordability, and condition. Subsection E identifies the assisted housing units in the City that are at-risk of converting to market rate units, since this directly affects the amount of affordable housing available. Finally Subsection F reviews the City's energy conservation programs that affect utility costs and thereby impact the affordability of housing. This information can be used to help identify programs, which are needed to ensure that the existing and future housing stock meets the housing needs of every segment of the City's population. Analysis in each of these subsections provides a data base upon which decisions concerning programs and policies for the provision of adequate housing in the City can be based.

A. Population Characteristics

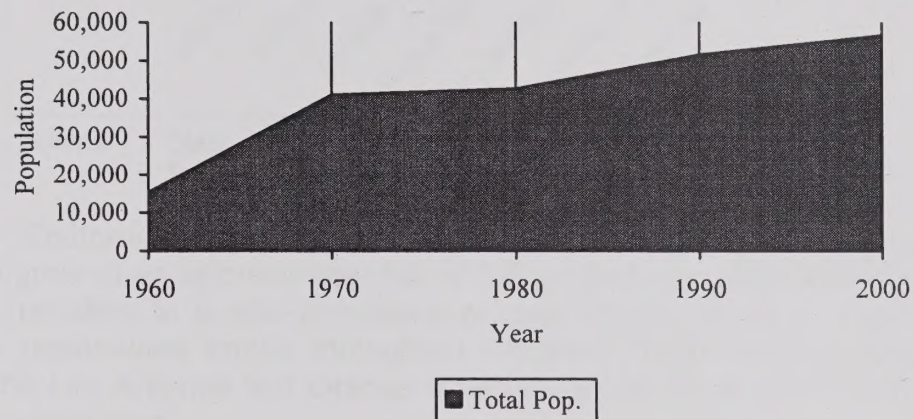
The 2000 population of Rosemead is estimated by the California Department of Finance to be 57,328 persons, ranking it 35th among the 87 cities in Los Angeles County. As illustrated in Table 2 and Figure 2, Rosemead experienced only minor population growth in the 1970's (3.9 percent). However during the 1980s, the City's population increased by more than 21 percent. This was due primarily to the resurgence of the Los Angeles economy. The City serves as a source of housing for the persons working in the major employment centers of the Los Angeles area. In the early 1990s, growth slowed to 9.7 percent due to the economic recession and by the late 1990s, the City still had not fully rebounded.

Table 2
City of Rosemead
Historic Population Figures

	1960	1970	1980	1990	2000
Total Pop.	15,476	40,972	42,604	51,638	57,328

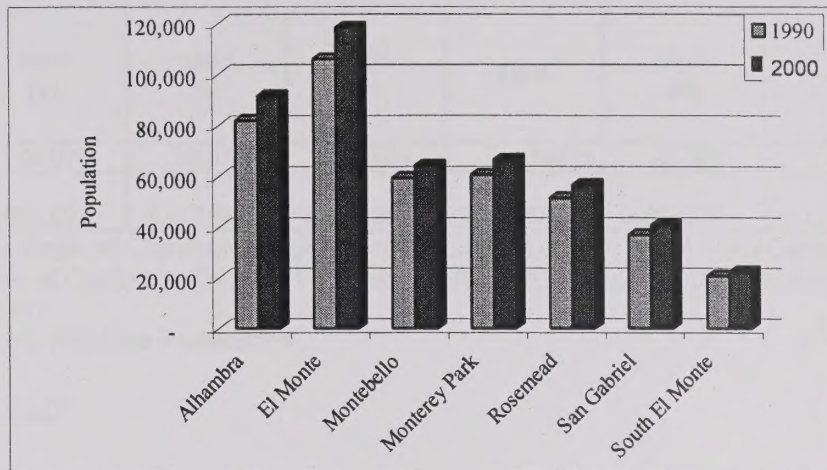
Sources: U.S. Bureau of the Census, 1960, 1970, 1980, and 1990 Census Reports; State of Calif., Dept. of Finance, City/County Population and Housing Estimates for 1-1-00.

Figure 2
Rosemead Historic Population Growth



According to the population growth figures of the State Department of Finance (as shown in Figure 3), the cities that surround the City of Rosemead (which include Alhambra, El Monte, Montebello, Monterey Park, San Gabriel, and South El Monte) grew from 418,159 to 461,400 persons between 1990 and 2000, an increase of 10 percent, which is similar to the overall 10 percent increase for the County as a whole. Rosemead's population growth of approximately 10 percent also falls well within that for the San Gabriel Valley Council of Governments subregion and the SCAG region as a whole (approximately 10 percent).

Figure 3
Population Increase 1990-2000



Source: State of California, Dept. of Finance, City/County Population and Housing Estimates for 1-1-90 & 1-1-00

The Southern California Association of Governments (SCAG) has assumed that Rosemead will grow at an approximate rate of 1.5 percent per year between 1994 and the year 2005, resulting in a total population of over 63,500 persons. This projection was based on region-wide trends throughout Southern California and assumed that persons from the Los Angeles and Orange Counties would move easterly into the San Bernardino/Riverside area.

The SCAG projections run counter to recent rates of population increase for Rosemead, resembling more the years of high growth during the 1980s. From a historical perspective, Rosemead grew at a rate of approximately 0.4 percent per year in the 1970's, 2.1 percent per year in the 1980's followed by yearly growth of approximately 1.0 percent between 1990 and 2000.

The Department of Finance estimates Rosemead's 2000 population at 57,328. Assuming Rosemead's population will increase according to SCAG's projected growth, the City's population can be expected to increase by 4,431 residents (7.73 percent) by the Year 2005 (see Table 3). Although much of the past growth in the area has been due to the expansion of the Los Angeles economy, development of other local employment opportunities may play an integral role in the growth of the City. Among the evolving opportunities include the possible development of the Southern California Edison properties, the re-use of the vacant Chicago Title and Trust building and a number of minor commercial and industrial projects.

Table 3
Population Trends: Rosemead and Los Angeles County
1970 – 2020

Jurisdiction	1970 (a)	1980 (a)	1990 (a)	1994	2000 (b)	2005 (c)	% Increase (1970- 2005)
Rosemead	40,972	42,604	51,638	54,344(c)	57,328	58,188	42%
Los Angeles County	7,032,075	7,477,503	8,863,052	9,280,600(b)	9,884,255	10,329,502	47%

Sources: (a) U.S. Dept. of Commerce, Bureau of the Census, 1970, 1980, 1990 Census Reports;

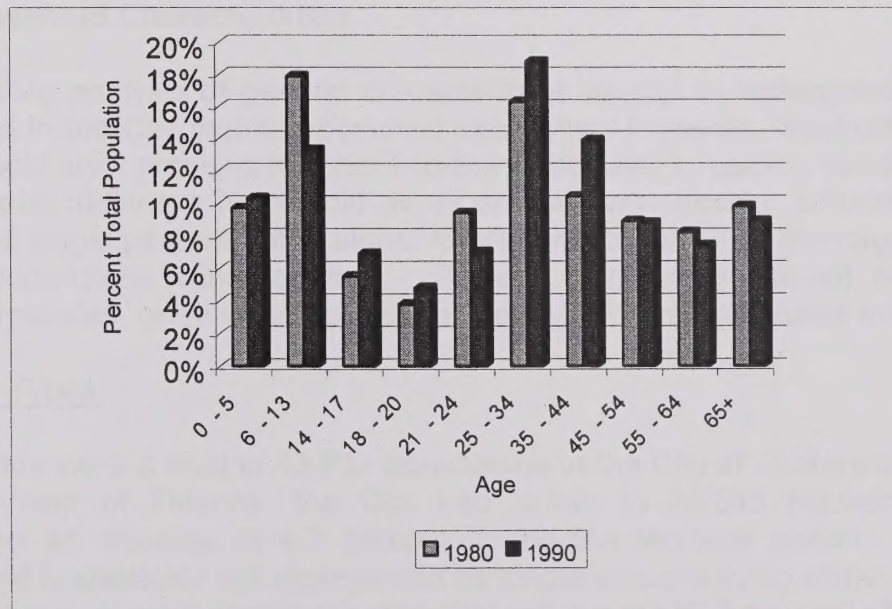
(b) State of California, Dept. of Finance, City/County Population and Housing Estimates for 1-1-00

(c) SCAG Baseline Projections.

Age Characteristics

Associated with the significant increase in Rosemead's population during the 1980-1990 period was a change in the character of the City's population. The median age in Rosemead rose during the time period from 29.2 years of age to 31.6. This increase in median age reflects a decline in the proportion of City residents under 24 years of age, and an increase in residents between 25 years of age and 54 years of age as shown in Figure 4. With nearly one-third of Rosemead's population between the ages of 35 and 64, the proportion of elderly in the City will likely continue to grow as this cohort ages. This is consistent with the nationwide trend of an aging population.

Figure 4
Rosemead Age Characteristics



Race/Ethnicity Characteristics

Table 4 presents the ethnic make-up of Rosemead residents in 1990. As this table reveals, the largest group of the City's residents are Hispanic who comprised 49 percent of Rosemead's 1990 population, contrasting to 38 percent Hispanics Countywide. The proportion of Whites has significantly decreased from 65 percent in 1980 to 16 percent in 1990, reflecting an influx of other ethnic groups. The second largest ethnic group in the City is persons of Asian/Pacific Islander origin, representing 34 percent of the City's 1990 population, as compared with 1 percent in 1980. Blacks, American Indians, and others are the least represented ethnic groups, in total comprising approximately 1 percent of Rosemead residents.

Table 4
City of Rosemead
Race And Ethnicity: 1990

Race/Ethnicity	#	%
White	8,282	16%
Black	146	.03%
American Indian	142	.03%
Asian/Pacific Islander	17,424	34%
Hispanic	25,463	49%
Other	181	.4%
Totals:	51,638	100.0%

Source: U.S. Department of Commerce, Bureau of the Census, 1990 Census Report.

B. Household Characteristics

The preceding analysis of general characteristics assists in understanding the growth and change in the City that has occurred over time. Likewise, information collected at the household level provides insights into the community's housing needs. The Bureau of the Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

Household Types

In 1990, there were a total of 13,701 households in the City of Rosemead. According to the Department of Finance, the City had grown to 14,345 households by 2000, representing an increase of 4.7 percent during the ten-year period. Although 14.5 percent of all households are represented by single persons living alone, Rosemead still remains a predominantly family-oriented City with nearly 83.9 percent of its households comprised of families (see Figure 5). The remaining 1.6 percent of the City's

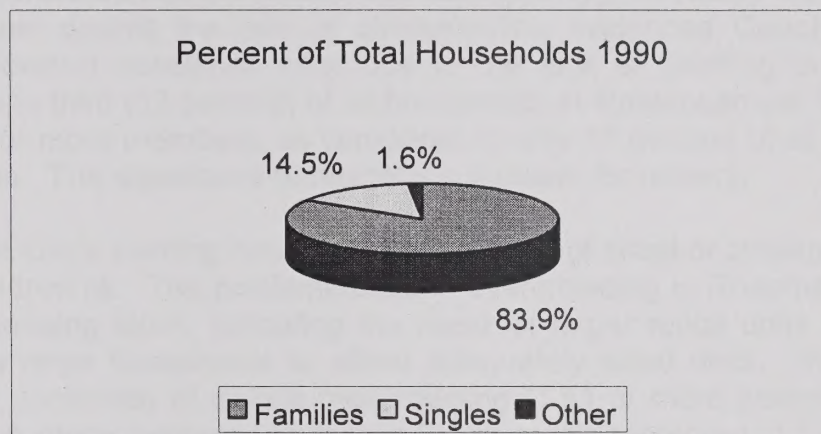
households fall within the "Other" category, representing individuals who share a housing unit and are not related by blood or marriage.

Table 5
City of Rosemead
Household Characteristics: 1980-1990

Type	1980 Households	% of Total Households	1990 Households	% of Total Households
Family	10,267	78.1%	11,494	83.9%
Singles	2,556	19.5%	1,986	14.5%
Other	799	2.4%	221	1.6%
Total	13,144	100%	13,701	100.0%

Source: U.S. Dept. of Commerce, Bureau of the Census, 1980 & 1990 Census Report.

Figure 5
Rosemead Household Characteristics 1990



Household Size

Household size is an important indicator identifying sources of population growth as well as overcrowding in individual housing units. A city's average household size will increase over time if trends move toward larger families. In communities where the population is aging, the average household size typically declines.

Average household size in Rosemead was 3.19 persons per unit in 1980 and has increased to 3.72 persons in 1990 (see Table 6). In comparison with Los Angeles County, average household size in Rosemead is larger. Between 1990 and 1999, average household size continued to increase in both Rosemead and the County. This increase can be attributed to cultural differences in relation to household size, privacy, and co-habitation of extended families. Larger households in the City will result in an increased demand for larger sized housing units and apartments, relative to other types of housing. However, it is not expected that construction will keep pace with demand as the City is, for the most part, built out. Since it is anticipated that household size will continue to increase in the City, the most likely method of accommodating this growth will be through the enlargement of existing residences.

Table 6
City of Rosemead
Household Size: 1990-1999

	1990	2000
Rosemead	3.72	4.12
Los Angeles County	2.91	3.20

Source: Department of Finance, City/County Population and Housing Estimates, 1/1/90 and 1/1/00

Overcrowding

The Census defines overcrowded households as units with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Overcrowding reflects the inability of households to buy or rent housing that provides reasonable privacy for their residents. The 1990 Census reveals that 35.6 percent of the occupied housing in Rosemead were considered overcrowded, translating to approximately 4,876 units; this proportion is almost double the rate of overcrowding evidenced County-wide (19.2 percent). Overcrowded conditions exist due to the lack of dwelling units for large families. Almost one third (32 percent) of all households in Rosemead are large families comprised of five or more members, as compared to only 17 percent of all Los Angeles County households. The situation is particularly a problem for renters.

The majority of the City's existing housing stock consists of small or average sized units with 3 or fewer bedrooms. The predominance of overcrowding in Rosemead occurs in the City's rental housing stock, indicating the need for larger rental units and/or rental subsidies to allow large households to afford adequately sized units. In addition, as shown in Table 7, incidence of severe overcrowding (1.51 or more persons per room) was highest among renter-occupied units with 2,114 cases compared to 918 for owner-occupied units.

Table 7
Overcrowding by Tenure in Rosemead

Tenure	Overcrowded Households	Severely Overcrowded Households
Renter	1,155	2,114
Owner	689	918

Source: U.S. Dept. of Commerce, Bureau of the Census, 1990 Census Report.

Income

The major factor that constrains the ability of households to obtain adequate housing is income. Incomes in Rosemead have not kept pace with the rise in incomes experienced in the County (see Table 8). Rosemead's estimated 1990 median household income of \$29,770 is 14 percent lower than that for the County. This differential in income growth is reflective of higher residential costs in other areas of the County, which has attracted a more affluent population into these areas.

Table 8
Median Household Income
Rosemead and Los Angeles County

Jurisdiction	1990 Median Income
Rosemead	29,770
Los Angeles County	34,965

Source: U.S. Dept. of Commerce, Bureau of the Census, 1990 Census Report.

According to the 1990 Census, household income levels vary widely in Rosemead. Table 9 presents the estimated number and proportion of the City's 1990 households that fall within a series of 10 income ranges. As this table reveals, nearly 61 percent of the City's households earn annual incomes of between \$10,000 and \$49,999. At the opposite end of this spectrum, 14 percent of Rosemead households made less than \$10,000 per year in 1989, while 25 percent earned \$50,000 or more annually (see Table 9).

Table 9
City of Rosemead
Household Income: 1990

Income Range	# of Households	% of Households
Under \$5,000	699	5.1%
\$5,000 - \$9,999	1,233	9.0%
\$10,000 - \$14,999	1,343	9.8%
\$15,000 - \$24,999	2,425	17.7%
\$25,000 - \$34,999	2,316	16.9%
\$35,000 - \$49,999	2,261	16.5%
\$50,000 - \$74,999	2,247	16.4%
\$75,000 - \$99,999	808	5.9%
\$100,000 - \$149,999	301	2.2%
\$150,000 or more	68	.50%
Totals	13,701	100.0%

Source: U.S. Dept. of Commerce, Bureau of the Census, 1990 Census Report.

The U.S. Department of Housing and Urban Development and the State Department of Housing and Community Development have developed the following income categories and their definitions:

- Very Low Income - less than 50 percent of the County median.
- Low Income - between 51 and 80 percent of the County median.
- Moderate Income - between 81 and 120 percent of the County median.
- Upper Income - greater than 120 percent of the County median.

The City's 1980 and 1990 income distribution can be divided into these four income groups through interpolation, as presented in Table 10 and Figure 6. Comparing the

City's income distribution in these two years provides insight into the changing income characteristics of the City's population. The number of very low income households in Rosemead has increased by 1,111 during the 1980-1990 period, representing a 40.8 percent increase, the largest increase of any of the four income groups. The City also experienced an 8.4 percent increase in low-income households during the period. Of the City's 1990 households, 46.6 percent earned less than 80 percent of the County median income, as compared with 38.8 percent in 1980. Moderate-income households have experienced relatively little change remaining at 21.6 percent of total households. Finally, though the proportion of upper income households also decreased from 45.2 percent to 31.8 percent, as the actual number of upper income households decreased. The change in income distribution in the City, and particular the increase in very low and low-income households, results largely from the County median household income surpassing that of Rosemead's. The City may also have experienced an in-migration of lower income individuals into the City over the past decade.

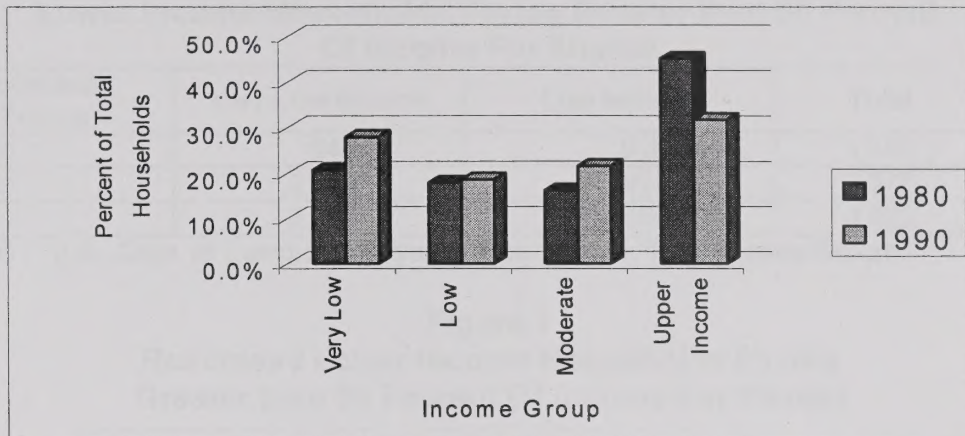
Household incomes vary significantly among different geographic sub areas in Rosemead. According to 1990 census statistics, the greatest concentration of very low and low-income households are located between Valley Boulevard and Garvey Avenue, primarily adjacent to the San Bernardino Freeway. The median household income in these areas is below the county median household income. To some extent, this concentration of lower income households may be reflective of the higher number of renter households in this area of Rosemead.

Table 10
City of Rosemead
Income Groups: 1980 & 1990

Income Groups	1980		1990		Change 1980-90	
	#	%	#	%	#	%
Very Low Income (0 - 50% of County Median)	2,725	20.7%	3,836	28.0%	1,111	40.8%
Low Income (51% - 80%)	2,350	17.9%	2,548	18.6%	198	8.4%
Moderate Income (81% - 120%)	2,125	16.2%	2,960	21.6%	835	39.3%
Upper Income (> 120%)	5,914	45.2%	4,357	31.8%	-1,557	-26.3%
Totals:	13,114	100%	13,701	100%	587	4.5%

Source: U.S. Dept. of Commerce, Bureau of the Census, 1980 & 1990 Census Report.

Figure 6
Rosemead Income Groups



Housing Affordability

State and Federal standards for housing overpayment are based on an income-to-housing cost ratio of 30 percent and above. Households paying greater than this amount have less income left over for other necessities such as food, clothing, utilities and health care. It is recognized, however, that upper income households are generally capable of paying a larger proportion of their income for housing, and therefore estimates of housing overpayment generally focus on lower income groups.

According to the 1990 Census, an estimated 4,430 of Rosemead's lower income households were paying more than 30 percent of their income on rent or mortgage payments. Of these overpayers, 2,916 are classified as very low income, translating to 76 percent of the City's total 3,836 very low-income households overpaying for housing. Among low-income households, the rate of overpayment drops to 59 percent, or a total of 1,514 households. Moderate and upper income households who are paying more than 30 percent of their income for housing are likely to be first-time homebuyers who have chosen to spend more for housing in order to attain homeownership.

The distinction between renter and owner housing overpayment is important because, while homeowners may over-extend themselves financially to afford the option of home purchase, the owner always maintains the option of selling the home. Renters, on the other hand, are limited to the rental market, and are generally required to pay the rent established in that market. The 1990 Census has broken down housing overpayment by housing tenure, as presented in Table 11.

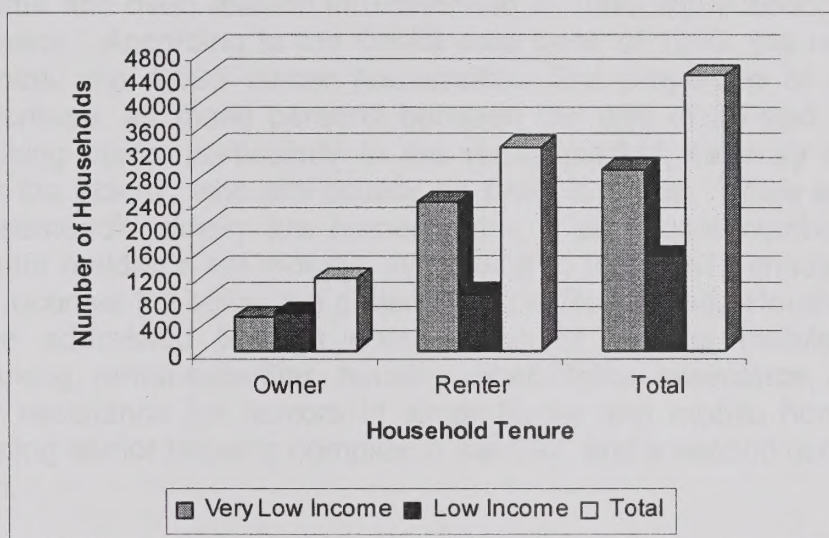
Of the total 4,430 lower income households in Rosemead identified as overpayers, 3,277 were renter households and only 1,153 were owner households (Figure 7). This difference is largely reflective of the tendency of renter households to have lower incomes than owner households.

Table 11
City of Rosemead
Lower Income Households Paying Greater than 30 Percent
Of Income For Shelter

Household Tenure	Very Low Income	Low Income	Total
Owner	543	610	1,153
Renter	2,373	904	3,277
Total	2,916	1,514	4,430

Source: U.S. Dept. of Commerce, Bureau of the Census, 1990 Census Report.

Figure 7
Rosemead Lower Income Households Paying
Greater than 30 Percent Of Income For Shelter



Special Needs Groups

Certain segments of the population may have a more difficult time finding decent, affordable housing due to special circumstances. In Rosemead, these "special needs" households include the elderly, handicapped persons, large families, female-headed households, farmworkers, and the homeless. The number of special needs households and/or persons in Rosemead is summarized in Table 12.

Table 12
City of Rosemead
Summary Of Special Needs Groups: 1990

Needs Group	Number of Households/Persons	% of Total Households / Population
Elderly (65+)	4,592	8.9%
Handicapped	1,276	2.5%
Large Families	4,421	32.3%
Female-headed Households	2,183	15.9%
Farmworkers	125	0.9%

Source: U.S. Dept. of Commerce, Bureau of the Census, 1990 Census Report.

Elderly: The special needs of many elderly households result from their lower, fixed incomes, physical disabilities, and dependence needs. An estimated 4,592 elderly persons (65 years and over) resided in Rosemead in 1990, representing 8.9 percent of the total population. According to the CHAS data book of 1990, this represented 552 renter households and 1,695 owner households. The proportion of elderly can be expected to increase, as those persons between the age of 35 and 64 grow older. Escalating housing costs, particularly in the rental market, severely impact housing affordability for the elderly, who are usually on fixed incomes. While an estimated 37 percent of Rosemead's elderly are homeowners, a significant number of the City's mobile-home park residents are elderly. According to the 1990 Census, there are 180 seniors whose incomes fell below the poverty level in Rosemead. Housing needs of the elderly can be addressed through conservation of existing mobile home parks, congregate housing, rental subsidies, housing rehabilitation assistance, and other types of homeowner assistance for seniors in single-family and mobile homes. Currently there is an existing senior housing complex in the City, and a second complex proposed for construction.

Disabled: Physical disabilities can hinder access to housing units of traditional design as well as limit the ability to earn adequate income. In 1990, 2.5 percent of Rosemead's population reported having a mobility or self-care limitation, translating to 1,276 households in 1990. This figure includes age-related as well as other disabilities. Housing opportunities for the handicapped can be maximized through the provision of affordable, barrier-free housing. Special modifications include units with access ramps, wider doorways, assist bars in bathrooms, lower cabinets, and elevators in the case of multi-story structures.

Large Households: Large families are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in turn accelerating unit deterioration. In addition, large families often have difficulty finding rental units that qualify for the Section 8 Rental Assistance Program due to the larger units exceeding maximum rent limits, combined with the reluctance of some landlords to rent to large families. Approximately 32 percent of Rosemead's households in 1990 had five or more members, translating to 4,421 households.

According to the 1990 Census, there is a disparity between the number of larger rental units available in the City and the number of large households in Rosemead. As shown in Table 13, only 15 percent of the City's rental units have three or more bedrooms, while 36 percent of Rosemead's large households are renters. On the other hand, almost half of the City's ownership units have three or more bedrooms. The housing needs of large households can be addressed through the expansion of existing smaller units, and the provision of new, affordably priced larger units. The fact that the majority of unit overcrowding occurs in the City's rental housing stock indicates the need for larger rental units and/or rental subsidies to allow for large households to afford adequately sized units.

Table 13
Housing Stock by Bedroom Mix

#Bedrooms	Rental Units	Owner Units	Total
0	892	201	1,093
1	2,156	1,114	3,270
2	2,881	2,285	5,166
3	885	2,431	3,316
4	112	627	739
5+	17	100	117
Total:	6,943	6,758	13,701

Source: U.S. Dept. of Commerce, Bureau of the Census, 1990
Census Report.

Female-Headed Households: Female-headed households tend to have lower incomes, thus limiting housing availability for this group. In 1990, 15.9 percent of Rosemead's households were headed by women, representing a total of 2,183 female-headed households (Table 12). Of these, approximately 1,043 (47.8 percent) have dependent children under 18 years of age. While there is no definitive data regarding the housing tenure of this group, it can be assumed that low incomes preclude the option of homeownership for most female-headed households. According to 1990 Census data, 25 percent of all female-headed households live in poverty. In fact, 22.6 percent of those female-headed households with children under the age of 18 years and 13.6 percent of those with children below the age of 5 years live below the poverty line. Thus, providing housing opportunities for female-headed households involves both affordability and services related to the care of children, such as day care, schools, and recreational facilities.

Farmworkers: The special housing needs of many farmworkers stem from their low wages and the insecure nature of their employment. The 1990 Census identifies that approximately 1 percent of the households in Rosemead are employed in farming, forestry and fishing occupations. Thus, housing demand generated by these farmworkers is extremely low, if not non-existent. Like other lower income households, the housing needs of farmworker households can be addressed through the provision of affordable housing opportunities.

Homeless: Throughout the country, homelessness has become an increasing problem. Factors contributing to the rise in homelessness include the general lack of housing affordable to low and moderate income persons, increases in the number of persons whose incomes fall below the poverty level, reductions in public subsidy to the poor, and the de-institutionalization of the mentally ill. However, homeless numbers in Rosemead have tended to be lower than in many parts of the County.

In 1998, the City of Rosemead Community Development Division, in conjunction with the Los Angeles County Sheriff's office undertook a homeless count night. The Community Development Division, in partnership with the Sheriff's office and the City's Code Enforcement officer, identified potential sites that were possible sites for homeless populations. These sites were then incorporated into a homeless count night. In that count, the City found eight persons, of which three stated they were not homeless. One stated that he was an illegal immigrant here to work; one stated that he was visiting his friend and one stated that she was temporarily estranged from her family. There was one unsheltered female and no unsheltered children. The majority of respondents stated that they were unsheltered by choice and had a place for shelter if it was raining or very cold. The majority of the population had identifiable alcohol and/or drug dependencies. In 1999, the Urban Research group conducted a study of the homeless in the San Gabriel Valley. In its report, it identified 18 persons who had used emergency outreach services from the City of Rosemead. Of these 18, nine reported a permanent address and were not homeless. Based on the foregoing, the City of Rosemead estimates that its homeless population is between 13 and 16, of which approximately five to six may be unsheltered.

C. Employment

One of the factors that can contribute to an increase in the demand for housing in an area is an expansion of the employment base. Rosemead's economic base is the result of the City's location near major transportation links (San Bernardino and Pomona Freeways) and its proximity to downtown Los Angeles. The State Employment Development Department identified 22,930 persons living within Rosemead as being within the labor force in 1990. Of this total, 21,380 persons were employed, resulting an unemployment rate was 6.7 percent, which was higher than the County unemployment rate of 5.9 percent. According to data from the State Employment Development Department, the rate of unemployment in Rosemead increased to 7.5 percent by 1998, consistent with the increase in unemployment countywide to 6.5 percent.

According to the 1990 Census, and based on the number of persons employed in the categories listed in Table 14, one-third of the City's residents are employed in "technical sales and administrative support occupations." The next two largest categories of employment are "operators, fabricators and laborers" (21.8 percent) and "managerial and professional specialty occupations" (15.4 percent).

Table 14
City of Rosemead
Labor Force Occupations

Occupation Category	Persons	Percent(a)
Technical sales and administrative support occupations	7,162	33.5%
Operators, fabricators and laborers	4,661	21.8%
Managerial & professional specialty occupations	3,293	15.4%
Service occupations	2,929	13.7%
Precision production, craft and repair operations	2,886	13.5%
Farming, forestry and fishing occupations	449	2.1%
Total:	21,308(b)	100%

Source: (a) U.S. Dept. of Commerce, Bureau of the Census, 1990 Census Report
 (b) Employment Development Department

Table 15
City of Rosemead
Major Employers

Major Employers Employer	Number of Employees	Service or Product
NON-MANUFACTURING EMPLOYMENT		
Southern California Edison	4500	Utility Headquarters
Countrywide Mortgage	800	Real Estate Loans
Irish Construction	300	Underground Utilities
Montgomery Wards	213	Retail
California Christian Home	141	Retirement Home
CDC Alhambra Hospital	130	Mental Health Hospital
Charley Brown's Restaurant	50	Restaurant
Robinson's May	250	Retail Store
L.A. Auto Auction	375	Automobile Sales
General Bank	100	Contract & Financial Svces
MANUFACTURING EMPLOYMENT		
Hermetic Seal Corporation	450	
Marge Carson, Incorporated	235	
Turbo-Jet Products	102	

Source: Rosemead Chamber of Commerce, 2000.

Another measure of a community's employment opportunities with the needs of its residents is through a "jobs-housing balance" test. A balanced community would have a match between employment and housing opportunities enabling most residents to also work in the community. Comparing the estimated number of jobs in Rosemead in 2000 (20,300) to the number of housing units (14,313) indicates a jobs-housing ratio of 1.42 for the City. The fact that this ratio exceeds 1.0 indicates that Rosemead is providing more jobs than it is housing, reflective of the City's stature as an employment

center in the San Gabriel Valley. However, a significant number of the moderate and upper income employees who work in Rosemead live outside the City. The City would like to encourage these workers to remain in the City by providing more upscale housing, however, the built out nature of the City is a constraint on this occurring.

D. Housing Stock Characteristics

With a 2000 housing stock of 14,345 units, Rosemead is a medium sized community in the San Gabriel Valley. During the 1990's, Rosemead grew at a slightly slower rate (1.3 percent) than other San Gabriel Valley cities, including Alhambra, which grew by 1.7 percent, and Monterey Park that grew by 1.8 percent (see Table 16). The County as a whole experienced a growth rate nearly twice that of Rosemead's during the 1990's. This limited growth during the 1990's represent a 64 percent reduction in growth compared to the 3.6 percent housing growth that Rosemead experienced during the 1980's.

Table 16
Housing Trends: Rosemead and Los Angeles County 1990-2000

Number of Housing Units			
Jurisdiction	1990	2000	Percent Increase 1990-2000
Alhambra	29,598	30,223	1.7%
Monterey Park	20,298	20,720	1.8%
Rosemead	14,134	14,345	1.3%
San Gabriel	12,736	12,891	1.0%
Los Angeles County	3,163,310	3,272,169	3.1%

Source: Department of Finance, City/County Population and Housing Estimates, 1-1-90 and 1-1-00.

Housing Type and Tenure

In order to determine the extent of housing need in the City of Rosemead, the analysis must include not only population, household, and employment characteristics, but also the type of housing available. Housing need is defined as the difference between the type of housing required by the City's existing and projected population and the type of housing available. The size, price, and condition of existing units are the major factors in determining suitability.

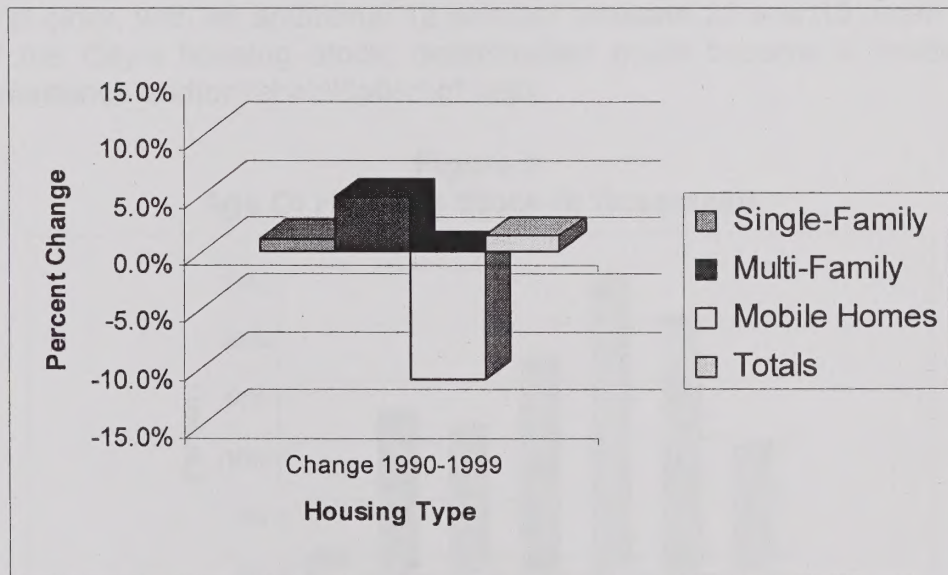
The City's 1999 housing stock is comprised of 81 percent single family, 16 percent multi-family, 3 percent mobile home units. As shown in Table 17 and Figure 8, the number of multi-family units increased by 4.7 percent during the 1990s compared to a 1.1 percent increase in single-family housing. However, housing construction is anticipated to slow considerably overall due to the built nature of this City.

Table 17
City of Rosemead
Housing Trends: 1990-2000

	No. of Housing Units		Change 1990-2000	
	1990 (a)	2000 (b)	#	%
Single-Family (c)	11,462	11,616	154	1.3%
Multi-Family (d)	2,234	2,340	106	4.7%
Mobile Homes	438	389	-49	-11.2%
Totals:	14,134	14,345	211	1.5%

Sources: (a) U.S. Dept. of Commerce, Bureau of the Census, 1990 Census Report;
 (b) Dept. of Finance, City/County Population and Housing Estimates, 1-1-2000.
 (c) Detached single-family homes and attached condominium units.
 (d) Two or more attached units, not including condominiums.

Figure 8
Percent Increase In Housing Type Between 1990 & 2000



The tenure distribution of a community's housing stock (owner versus renter) is shown in Table 18, influences several aspects of the local housing market. Residential mobility is influenced by tenure, owner housing evidencing a much lower turnover rate than rental housing. Housing overpayment, while faced by many households regardless of tenure, is far more prevalent among renters. Tenure preferences are primarily related to household income, composition, and age of the householder.

Table 18
Occupancy by Tenure in 1990

Owner Occupied	6,758
Renter Occupied	6,943
Total	13,701

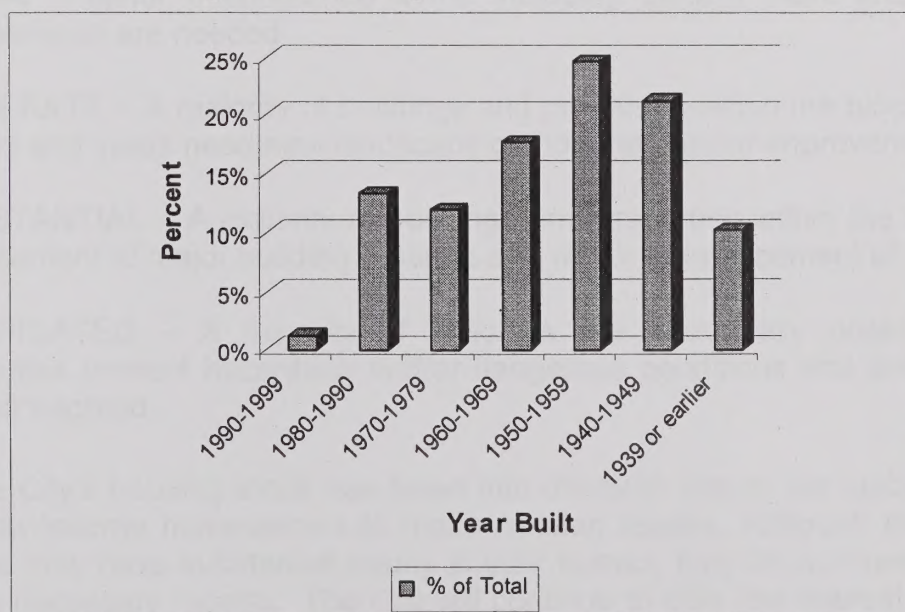
Source: U.S. Dept. of Commerce, Bureau of the Census, 1990
Census Report

Rosemead historically was an owner-occupied community until the 1980's. In the 1980's, the ratio of owner-occupied to renter-occupied units declined 4.1 percent. By 1990, the City's owner-occupied rate had declined to 49 percent reflecting an increase in single-family rentals and multi-family apartment developments. It is anticipated that the ratio of owner to renter occupied units will remain relatively constant during the planning period.

Housing Conditions

As illustrated in Figure 9, in 1999, almost 74 percent of Rosemead's housing stock was 30 years and older, with an additional 12 percent between 20 and 30 years old. Given the age of the City's housing stock, deterioration could become a problem without proper maintenance and/or rehabilitation of units.

Figure 9
Age Of Housing Stock in Rosemead



In order to better determine the condition of the City's housing supply and the need for rehabilitation, a citywide exterior housing condition survey was conducted during March 2000. This block-by-block windshield survey indicated that, for the most part, the

housing stock requires minor to moderate improvements. Table 19 shows the results of the 10 census tracts surveyed in March 2000.

Table 19
Housing Conditions Based on Block by Block Survey
For Census Tracts Within the City of Rosemead

Census Tract	Block By Block Rating
4322.00	Minor
4813.00	Minor
4329.00	Minor
4336.01	Minor
4336.02	Minor
4825.22	Sound
4824.01	Moderate
4824.02	Moderate to Substantial
4823.02	Moderate
4825.01	Moderate to Substantial

Source: City of Rosemead, Block-By-Block Survey, March 2000

The definitions for the five rating categories used in conducting the survey are as follows:

SOUND – A Majority of buildings and properties within the block are new and/or are well maintained.

MINOR – Minor maintenance items including peeling paint and minor yard maintenance are needed.

MODERATE – A majority of buildings and properties within the block need major repairs and yards need new landscaping and other similar improvements.

SUBSTANTIAL – A majority of buildings and properties within the block require replacement of major building systems and repair or replacement of landscaping.

DILAPIDATED – A majority of buildings are structurally unsound and the properties present hazardous and/or dangerous conditions and are unsightly or appear blighted.

Some of the City's housing stock has fallen into disrepair due to the inability of elderly and other low-income homeowners to make needed repairs. Although many of these homeowners may have substantial equity in their homes, they do not have the income to afford the necessary repairs. The City will continue to offer low interest rehabilitation loans to facilitate the rehabilitation of deteriorated units by these elderly and other low-income households, and should consider expanding the assistance to include multi-family units. Additionally, through the combined efforts of the City's code enforcement, police and fire departments, the City is working to identify and abate such substandard living conditions.

Housing Costs

The cost of housing determines whether or not a household will be able to obtain an adequately sized unit in good condition in the area in which they wish to locate. In 1990, the median home value in Rosemead was \$193,000, which was 22 percent below that for San Gabriel and the countywide median (see Table 20). Updated comparative sales data was obtained from the California Association of Realtors for October 1999. This information shows that housing sales prices have fallen Countywide from 1990 levels, with the exception of San Gabriel. At a \$159,000 median sales price, housing prices in Rosemead in 1999 are still well below the County median, although the cost differential has narrowed somewhat.

Table 20
Housing Values: Rosemead And Surrounding Areas 1990-1999

Jurisdiction	1990 Median Housing Value	October 1999
Rosemead	\$193,000	\$159,000
Alhambra	\$227,900	\$191,000
El Monte	\$172,000	\$141,000
Monterey Park	\$235,400	\$174,000
San Gabriel	\$248,000	\$258,000
Los Angeles County	\$248,000	\$178,000

Source: U.S. Dept. of Commerce, Bureau of the Census 1990 Census Report; California Association of Realtors, October 1999.

Median housing prices in Los Angeles County in 1999 are still well below the real estate market's peak in 1990, despite recent increases. Median prices of single-family homes in Rosemead have remained substantially below prices in neighboring San Gabriel and other areas of Los Angeles County. However, prices appear to be on the rise, with May 2000 median price in Rosemead at \$170,000

In order to obtain detailed information on housing sales activity in the City, housing and condominium sales were tracked over the December 1998-November 1999 period through Data Quick (see Table 21). According to this data, a total of 117 single-family homes were sold in the City during this period, with 56 percent comprised of three bedroom units, while 53 multi-family homes/condominiums were sold. The reported single-family home sales prices in Rosemead ranged from a low of \$105,000 to a high of \$180,000 for two bedroom units. The median price for a two-bedroom home in Rosemead was \$146,000. Three bedroom units ranged from \$118,000 to \$260,000, while the median home price for a three-bedroom unit was \$173,000. Four bedroom units ranged up to \$310,000, though the median was still around \$200,000.

Table 22 outlines the maximum affordable home prices for very low, low and moderate-income households. Maximum affordable monthly mortgage payments and maximum affordable mortgages are determined by taking 30 percent of the County median income for a family of four for each income category. According to the table, very low-income households can afford a maximum home price of \$68,100, low-income

households can afford a maximum home price of \$107,600, and moderate-income households can afford a maximum home price of \$161,400. Comparing the sales prices for a home in Rosemead with the City's income structure, it is evident that there are homes available for purchase at prices that are affordable to the City's low and moderate-income households. By assisting prospective first-time homebuyers with down payment and closing costs, the City is expanding the supply of housing that is affordable to these households. However, even with such assistance most very low-income households will be unable to find an affordable home.

Table 21
Rosemead Housing Sales: June 1998 – May 1999

	Bedrooms	Units Sold	Median	Average	Range	% of Total
Single Family Homes						
	1	1	\$205,000	\$205,000	\$205,000	0%
	2	17	\$146,000	\$142,500	\$105,000-180,000	14%
	3	65	\$173,000	\$189,000	\$118,000-260,000	56%
	4	24	\$200,000	\$199,000	\$88,000-310,000	21%
	5	10	\$264,750	\$257,500	\$185,000-330,000	9%
	6+	0	N/A	N/A	N/A	0%
	Total	117				100%
Multi-Family Homes/Condominiums						
	2	19	\$232,000	\$125,000	\$93,500-157,000	36%
	3	20	\$149,000	\$154,000	\$120,000-188,000	38%
	4	11	\$165,000	\$207,500	\$141,000-274,000	21%
	5	3	\$270,000	\$272,500	\$270,000-275,000	5%
	Total	53				100%

Source: Data Quick, December 1998-November 1999.

Table 22
Affordable Homeownership Costs By Income Category
Los Angeles County – 1999

Income Group	Median Income	Monthly Affordable Housing Cost	Utility Allowance	Property Taxes, Homeowner's Insurance	Affordable Mortgage Payment	Max. Affordable 30-Year Mortgage	Max. Affordable Home Price
Very Low (0-50% MFI)	\$25,650	\$641	\$70	\$120	\$450	\$61,300	\$68,100
Low (51-80% MFI)	\$41,050	\$1,026	\$125	\$190	\$711	\$96,900	\$107,600
Moderate (81-120% MFI)	\$61,550	\$1,539	\$187	\$285	\$1,067	\$145,300	\$161,400

Note: Calculation of affordable home sales price based on down payment of 10 percent, annual interest of 8 percent, 30-year mortgage, and monthly payment of 30 percent of Los Angeles County Median Family Income (MFI) of \$51,300 for 1999.

Rental Housing

In 1990, the median rent in Rosemead was \$648. As illustrated in Table 23, rents in Rosemead, unlike for sale housing costs, were higher than the countywide median.

Table 23
Monthly Rents: Rosemead And Surrounding Areas 1990

Jurisdiction	Median Rent
Rosemead	\$648
Los Angeles County	\$626

Source: U.S. Dept. of Commerce, Bureau of the Census, 1990 Census Report.

In order to update information on rental costs in Rosemead, data has been compiled from real estate rental listings for February 2000. Table 24 presents the average rental rates, as well as the range in unit rents. As illustrated in this table, the average rent for a one-bedroom apartment is \$550. The average rents for two-bedroom and three-bedroom apartments are approximately \$650 and \$750, respectively. Single-family homes available for rent command higher rental rates than apartments, particularly three bedroom homes.

Table 24
City of Rosemead
Monthly Rental Rates: 1999

Median Unit Type	Average Rent	Rental Range
Apartment/Duplex		
1 bedroom	\$550	\$450-\$650
2 bedrooms	\$650	\$550-\$750
3 bedrooms	\$750	\$650-\$850
Homes		
2 bedrooms	\$750	\$650-\$850
3 bedrooms	\$900	\$750-\$1,050

Source: Rosemead Rentals listed in the San Gabriel Tribune; springstreet.com; move.com.

In the 1990's, the City experienced growth in its multi-family housing stock, with an over 4.7 percent increase in apartment unit construction, as shown previously in Table 17. Local realtors indicate that there is a strong demand for high quality rental units in the City and that new units with amenities command higher rents. Location is also a key variable in the price of an apartment in Rosemead. However, the competitive prices of many rental homes in Rosemead have often led renters to choose homes over apartments. According to rental agencies, single-family homes are the first to rent, while incentives have to be offered in order to fill many apartments. Above all, location appears to be a key factor in both the price and the likelihood that a unit is rented.

Using the guideline that households should not spend more than 30 percent of their income on housing, the City's very low income, four-person households can afford monthly rental payments up to \$641, while low income households can afford rents up to \$1,026 (refer to Table 25). The range of rents available in the City can accommodate low-income households but few, if any, very low-income households. Moreover, lower income families, which require larger units to adequately accommodate family members, have a more limited range of units that they can afford.

Table 25
Affordable Rent By Income Category
Los Angeles County – 1999

Income Group	Median Income	Monthly Affordable Rent	Utility Allowance	Affordable Monthly Payment
Very Low (0-50% MFI)	\$25,650	\$641	\$50	\$ 591
Low (51-80% MFI)	\$41,050	\$1,026	\$100	\$926
Moderate (81-120%)	\$61,550	\$1,539	\$125	\$1,414

Note: Calculation of affordable rent is based on a monthly payment of 30% of Los Angeles County Median Family Income (MFI) of \$51,300 for 1999.

E. Preservation of Assisted Housing

As required by Government Code Section 65583, the City must analyze the extent to which low income, multi-family rental units are at risk of becoming market rate housing and, if necessary, develop programs to preserve or replace these assisted housing units. The multi-family units to be considered are any units that were constructed using various federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Low income multi-family housing is considered to be at risk if it is eligible to convert to non-low income housing due to: 1) the termination of a rental subsidy contract; 2) mortgage prepayment; or 3) the expiration of affordability restrictions. The time period that is to be considered in making this determination is the ten-year period following the last mandated updating of the housing element, which in the case of Rosemead is 2000-2010.

Based on the information contained in the Inventory of Federally Subsidized Low Income Rental Units at Risk of Conversion, compiled by the California Housing Partnership Corporation, there are no federally assisted, low income rental units within the City that are at risk of converting to market rate housing by 2010. Similarly, the California Debt and Investment and Advisory Commission indicate that there are no rental units within the City that have been constructed with the use of multi-family

mortgage revenue bonds¹. There are 50 low-income rental units for senior citizens within the City (i.e., the Angelus I project) that were constructed with assistance from the City's Redevelopment Agency. However, these units are owned and operated by the Rosemead Housing Development Corporation which is a non-profit corporation established by the City to create affordable housing, and will be preserved in perpetuity as affordable housing.

F. Energy Conservation

As residential energy costs continue to rise, increasing utility costs reduce the affordability of housing, thus aggravating the City's current shortage of affordable units. The City has many opportunities to directly affect energy use within its jurisdiction. In addition to required compliance with the Building Code and Title 24 of the California Administrative Code relating to energy conservation, the City sets forth goals and policies that encourage the conservation of non-renewable resources in concert with the use of alternative energy sources to increase energy self-sufficiency. In large part, energy savings and utility bill reductions can be realized through the following energy design standards:

- Glazing - Glazing on south facing exterior walls allows for winter sunrays to warm the structure. Avoidance of this technique on the west side of the unit prevents afternoon sunrays from overheating the unit.
- Landscaping - Strategically placed vegetation reduces the amount of direct sunlight on the windows. The incorporation of deciduous trees in the landscaping plans along the southern exposure of units reduces summer sunrays, while allowing penetration of winter rays to warm the units.
- Building Design - The implementation of roof overhangs above southerly facing windows shield the structure from solar rays during the summer months.
- Cooling/Heating Systems - The use of attic ventilation systems reduces attic temperatures during summer months. Solar heating systems for swimming pool facilities save on energy costs. Natural gas is conserved with the use of flow restrictors on all hot water faucets and showerheads.
- Weatherization Techniques - Weatherization techniques such as insulation, caulking, and weather-stripping can reduce energy use for air-conditioning up to 55 percent and for heating as much as 40 percent. Weatherization measures seal a dwelling unit to guard against heat gain in the summer and prevent heat loss in the winter.

¹ Per telephone conversation with Ms. Patricia Brubaker of the Commission on March 16, 2000.

- Efficient Use of Appliances - Each household utilizes a different mixture of appliances. Regardless of the mix of appliances present, appliances can be used in ways that increase their energy efficiency. Unnecessary appliances can be eliminated, and proper maintenance and use of the stove, oven, clothes dryer, clothes washer, dishwasher, and refrigerator can also reduce energy consumption. New appliance purchases of air-conditioning units and refrigerators can be made on the basis of efficiency ratings. The State prepares a list of air-conditioning and refrigerator models that details their energy efficiency ratings.
- Efficient Use of Lighting – The cost of lighting a home can be reduced through the purchase of light bulbs that produce the most lumens per watt, avoidance of multi-bulb fixtures and use of long life bulbs and clock timers for security purposes.
- Load Management - The time of day when power is used can be as important as how much power is used. Power plants must have enough generating capacity to meet the highest level of consumer demand for electricity. Peak demands for electricity occur on summer afternoons. Therefore, reducing use of appliances during these peak load hours can reduce the need for new power plants just to meet unusually high power demands.

Southern California Edison Customer Assistance Programs

Southern California Edison (SCE) offers a variety of energy conservation services through its Customer Assistance Programs (CAP). These services are designed to help low income, elderly, permanently handicapped, and non-English speaking customers control their energy use. All CAP participants must meet federally established income guidelines. Unless otherwise indicated, all services are available free-of-charge. An overview of available services follows:

- No-cost Measures/Increased - Rebates based on Home Energy Survey recommendations, customers may be eligible to receive evaporative coolers, clock thermostats, and/or weatherization services.
- Relamping - Fluorescent Bulbs - This program is designed to help customers lower the cost of meeting their basic lighting needs.
- Evaporative Cooler Maintenance - Residents who have evaporative coolers may have them serviced to ensure continued efficiency and increase equipment life span.
- Home Energy Survey - The survey is designed to identify cost-effective measures for the home.

- Energy Practices Survey (EPS) - Those who want to learn how various household behaviors affect their energy costs may complete a simple questionnaire that reveals ways to be more energy efficient. The EPS provides customers with no-cost/low-cost energy saving practices and offers a personalized prescription on how to use energy wisely and safely. The EPS is also available in several languages.
- Targeted Outreach - A variety of efforts to increase customer awareness of energy efficiency in the home and promote utility-sponsored customer service programs.
- Multi-ethnic Pilot - To improve Edison's multi-ethnic customer communications and good will, outreach workers from a Community Based Organization (CBO) will contact non-English speaking customers within their own communities.

III. SUMMARY OF HOUSING NEEDS

California's Housing Element law requires that each city and county develop local housing programs designed to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of households expected to reside in a city, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

In the six-county Southern California region, which includes Rosemead, the agency responsible for assigning these regional housing needs to each jurisdiction is the Southern California Association of Governments (SCAG). The regional growth allocation process begins with the State Department of Finance's projection of statewide housing demand for a five-year planning period, which is then apportioned by the State Department of Housing and Community Development (HCD) among each of the State's official regions.

SCAG recently developed the Regional Housing Needs Assessment (RHNA) model for the 1998-2005 period. Draft RHNA figures published by SCAG in November 1999 identify an overall construction need of 776 new units in Rosemead. Table 26 shows the income breakdown of these units.

Table 26
City of Rosemead
Regional Housing Needs Assessment

Income Level	Total Construction Need
Very Low Income (0-50% MFI)	202
Low Income (51-80% MFI)	132
Moderate Income (81-120% MFI)	155
Above Moderate Income (>120% MFI)	287
Total	776

Source: SCAG RHNA Calculator, November 1999.

Attempting to provide adequate housing for all economic segments of Rosemead's present and future population is a primary goal of the City. However, given the limited resources that are available, the City must target its programs and monetary assistance toward those households with the greatest need in pursuing this goal.

The following is a summary of the major housing need categories in terms of income groups as defined by Federal and State law. It includes the City's share of regional housing need as factored into the RHNA prepared by SCAG pursuant to Section 65584

of the Government Code. The City recognizes the special status of very low and low-income households, which in many cases are also elderly, single-parent, or large family households. City housing programs focus on these households. As summarized in Table 27, the groups most in need of housing assistance in the near future include the following:

1. New Residents: SCAG has projected 776 new households in the City between 1998-2005, translating to an additional 4,431 residents. Approximately 43 percent of these households will be lower income households.
2. Substandard Units: According to the 1995-2000 Consolidated Plan, the City has an estimated 2,626 substandard housing units in need of repair or replacement, representing 18.3 percent of the City's housing stock. An estimated 2,379 of these units are suitable for rehabilitation, whereas 247 of these are estimated to need replacement.
3. Overpaying Households: Sales and rental rates for housing units in the City are at a level such that 4,430 lower income households are paying more than 30 percent of their income for housing. Certain households in Rosemead may have a more difficult time finding decent, affordable housing, including the elderly, handicapped, large families and female-headed households.

These specific areas - expected growth, substandard housing, overpayment for housing and households with special needs - are areas where the City can target its efforts toward realizing its goal for the provision of adequate housing. In addition, through efforts to increase homeownership for first-time homebuyers the City cannot only address housing affordability, but it can also assist in neighborhood stabilization. As part of a comprehensive approach to housing in Rosemead, the City can focus on promoting a range of housing types, particularly newer, larger units to meet the needs of its resident and business population.

Table 27
City of Rosemead
Existing and Projected Housing Needs

Housing Need	Income Level				
	Total	Very Low	Low	Moderate	Upper
Overpaying					
Total	4,430				
Renters	3,277	2,373	904		
Owners	1,153	543	610		
Substandard					
Total	2,626				
Suitable for Rehabilitation	2,379				
Needs Replacement	247				
Special Needs*					
Elderly	4,592				
Handicapped	1,276				
Large Households	4,421				
Overcrowded	2,007	1,972	1,243		
Female Head	1,033				
Homeless	20*				
Farmworkers	125				
1998-2005 Regional Growth Needs:					
Housing Units	776	202	132	155	287
Percentage	100.0%	26%	17%	20%	37%

Source: U.S. Dept. of Commerce, Bureau of Census, 1990 U.S. Census Report; 1999 SCAG Regional Housing Needs Assessment; 1995-2000 Consolidated Plan

*Note: Special needs figures cannot be totaled because categories are not exclusive of one another. Also, census numbers of homeless are slightly different from FY 2000 city homeless count, which estimates an average of 15 homeless.

IV. CONSTRAINTS ON HOUSING PRODUCTION

While the City of Rosemead recognizes the need for sound, affordable housing for all of its residents, this goal is not easy to achieve. The City itself does not produce housing, and its resources to encourage others to do so are limited. In addition, there may be physical or environmental constraints (such as flood and seismic hazard areas), market factors and regulatory requirements which impact the cost and amount of housing produced and over which the City may have no control. This section discusses potential constraints on the provision and cost of housing in Rosemead

A. Physical Constraints

The physical constraints to development in Rosemead can be divided into two types: infrastructure constraints and environmental constraints. In order to accommodate future residential development, improvements are necessary in infrastructure and public services related to man-made facilities such as sewer, water, and electrical services. Portions of Rosemead are also constrained by a variety of environmental hazards and resources that may affect the development of lower priced residential units. Although these constraints are primarily physical and hazard related, they are also associated with the conservation of the City's natural resources.

Infrastructure Constraints

Water and sewer services are the major infrastructure constraints to housing production in Rosemead.

Water: Water services are provided by six (6) purveyors in the City of Rosemead. These agencies have varying abilities to maintain and upgrade their systems to meet current and projected demands. Large portions of western and central Rosemead are deficient in water and/or fire flow capacity. In addition, major capital expenditures will be required to replace deteriorating or substandard water mains in portions of the City.

Water is available to purveyors operating in the City from the San Gabriel Valley Groundwater Basin and from water imported into the area. The San Gabriel Valley Groundwater Basin is the only source of local groundwater available to the water purveyors operating in the City. The Upper San Gabriel Municipal Water District (USGMWD) provides the City with its only source of imported water.

Local groundwater accounts for a major portion of the City's water supply. In recent years, groundwater resources in the United States have been contaminated with a variety of pollutants ranging from pesticides to industrial chemicals and solvents. The San Gabriel Valley Groundwater Basin was discovered in 1979 to have groundwater supplies that were contaminated. As a result of widespread pollution in the Basin, the U.S. Environmental Protection Agency (USEPA) has classified the Basin as a "Superfund" site. Various local, state and federal agencies are cooperating in the clean-

up of the Basin and applying stringent water treatment to ensure the delivery of potable water to consumers.

Sewer: The existing system is considered to be adequate with minimal growth and a stable land use policy. However, this system is incapable of handling significant increases in development without major capital improvements to upgrade the system.

The City of Rosemead is located within the Sanitation District No. 15. Wastewater from Rosemead is processed at the Whittier Narrows Wastewater Treatment Facility (Whittier Narrows WTF). The Whittier Narrows WTF is located on 27 acres off Rosemead Boulevard in the City of El Monte. The Whittier Narrows WTF, built in 1962, was the first reclamation plant built by the Sanitation District. It provides primary, secondary and tertiary treatment for 15 million gallons of wastewater per day. The Whittier Narrows WTF serves a population of approximately 150,000 people. Most of the wastewater treated at this facility is reused as groundwater recharge into the Rio Hondo and San Gabriel Coastal Spreading Grounds, or for irrigation.

Public Services: Future residential growth in Rosemead will require additional public service personnel if the existing levels of service for law enforcement, fire protection, and other essential services are to be maintained. The nature and characteristics of future population growth will, to a large extent, determine which services will require additional funding to meet the City's future needs. Many of these new residents will include families that will impact schools and recreational facilities.

Environmental Constraints

The City of Rosemead is fully urbanized with the general location and distribution of land uses having been previously determined. Substantial changes to the City's incorporated boundaries are not anticipated. Future growth and change in the City will involve the conversion or replacement of existing uses or infill on vacant parcels, and the only opportunity for measurable growth is through the intensification of existing land uses. There are no environmentally sensitive areas remaining. The local topography generally does not represent a constraint to housing production. Other environmental factors that will be discussed include flooding and seismic hazards, as well as noise.

Flooding Hazards: Four major Los Angeles County Flood Control District (LACFCD) channels traverse or are adjacent to the City of Rosemead, including Alhambra Wash, Rubio Wash, Eaton Wash, and the Rio Hondo Channel. Rubio Wash traverses the City from the northwest to the southeast before emptying into the Rio Hondo Channel. The Easton Wash runs parallel to Strang Avenue and is the northeastern boundary of the City before it drains into the Rio Hondo Channel. The Rio Hondo Channel is the major flood control channel in the region and accepts runoff from numerous flood control channels in this portion of the San Gabriel Valley.

The LACFCD considers storm drain systems that are designed to contain less runoff than that generated by a 10-year storm as deficient. Many of the storm drains in the

City are designed to handle storm runoff based on flooding generated by 2- to 50-year storms with a substantial portion capable of handling storms waters that would be generated by a storm of less than a 10-year frequency.

The LACFCD identified 22 areas within Rosemead that are deficient in storm drainage capacity. Very little existing housing or residentially designated land is affected by these flood-prone areas.

The Federal Emergency Management Agency (FEMA) declared Rosemead to be entirely in "Zone C", meaning flood insurance is not mandatory, on April 15, 1979. Therefore, FEMA has rescinded the community panel flood map. In addition, no flooding is expected due to dam or levee failure, and Rosemead's inland location eliminates the possibility of a tsunami or seiche.

Seismic Hazards: Southern California is a region of high seismic activity. Rosemead is located in a seismically active region as are all Southern California cities, and is subject to risks and hazards associated with potentially destructive earthquakes. The Rosemead General Plan identifies numerous active faults in the surrounding region and buried fault traces within the City.

Although there are no active faults within the City, there are four major active fault zones located within a 15-mile radius of the City that could be responsible for considerable ground shaking in the event of a major earthquake. The Sierra Madre fault zone is located at the base of the San Gabriel Mountains approximately five miles north of the City. The Raymond fault zone is located less than two miles north of the City and the Whittier-Elisnore fault zone is located four miles southeast of Rosemead. It is believed that a possible extension of the Whittier fault zone may exist in the City. In addition, the epicenter of the 1987 Whittier Narrows earthquake (magnitude 5.9) was approximately one mile south of Rosemead. The San Andreas fault zone, the largest in California, is located north of the San Gabriel Mountains approximately 35 miles north of the City.

Most of the City of Rosemead is also located within an identified liquefaction zone.¹ According to the definition of this zone, the City lies within an area where historic occurrence of liquefaction, or local geological, geotechnical and groundwater conditions indicate a potential for permanent ground displacements such that mitigation as defined in Public Resources Code Section 2693(c) would be required. Liquefaction if caused by a shock or strain from an earthquake, and involves the sudden loss of soil strength and cohesion and the temporary transformation of soil into a fluid mass. Older structures, as are located throughout the City are especially vulnerable to loss by liquefaction as they may not have been constructed or reinforced to meet earthquake standards. As buildout occurs, the older structures with new development built to current codes.

¹ State of California Seismic Hazard Zones, El Monte Quadrangle, Official Map Released March 25, 1999

Noise: Residential land uses are considered the most sensitive to loud noise. Development near major noise generators requires special consideration in terms of noise attenuation that could add to the cost of development. Traffic along the regional freeways and major arterials is the main source of noise in Rosemead. Other localized sources include schools/parks and activity related to various land uses both within and outside the City's boundaries. Typically, noise due to activity associated with various land uses is of concern only when it generates noise levels that may be viewed as a nuisance or would cause noise standards to be exceeded on adjacent properties. Other mobile noise sources include trains and aircraft from the nearby airport in the City of El Monte. The major generators of noise in the City of Rosemead, include the following:

- Vehicular and rail traffic on the San Bernardino Freeway;
- Vehicular traffic on the Pomona Freeway;
- Rail traffic on the tracks that parallel the City's Northern boundary; and
- Local and through traffic traveling on the major arterials in the City, including Rosemead Boulevard, Valley Boulevard, San Gabriel Boulevard, Garvey Avenue, and Walnut Grove Avenue.

B. Market Constraints

Table 28 shows the major components of housing costs are: land cost, construction costs, and labor costs.

Table 28
Housing Cost Components

Component	Cost	% of Total
Finished Lot	\$37,524	23.6%
Construction	\$87,132	54.8%
Financing	\$ 3,021	1.9%
Overhead and General Expenses	\$ 9,063	5.7%
Marketing	\$ 2,226	1.4%
Sales Commission	\$ 5,406	3.4%
Profit	\$14,628	9.2%

Source: National Association of Home Builders
(Typical cost breakdown of a single-family home in Rosemead, based on a median price of \$159,000)

Construction Costs: The single largest cost associated with building a new house is the cost of building materials, comprising between 50 to 60 percent of the sales price of a home. Construction costs for wood frame, single-family construction of average to good quality range from \$60 to \$85 per square foot, custom homes and units with extra amenities running somewhat higher. Costs for wood frame, multi-family construction of average to good quality range from \$50 to \$70 per square foot, exclusive of parking.

A reduction in amenities and quality of building materials (above a minimum level of acceptability for health, safety, and adequate performance) could result in lower sales prices. Additionally, manufactured housing (including both mobile homes and modular housing) may provide for lower priced housing by reducing construction and labor costs. The cost per square foot of a manufactured house ranges from \$45 to \$55. An additional factor related to construction costs is the number of units built at the same time. As the number of units developed increases, construction costs over the entire development are generally reduced based on economies of scale. This reduction in costs is of particular benefit when density bonuses are utilized for the provision of affordable housing.

Land: Land costs include the cost of raw land, site improvements, and all costs associated with obtaining government approvals. Land costs vary significantly in Rosemead dependent primarily on location, zoning and the availability of infrastructure to serve future development. It is estimated that these costs contribute 20 to 25 percent to the final sales price of a new home. Left alone, the escalating market price of land will tend to encourage mainly higher priced development. Higher density zoning could reduce the cost of land per unit, but land zoned for higher densities commands a higher market price. The Los Angeles Times report indicates that the median new home sales price per square foot (lot and improvements) in Rosemead is \$141.¹

Labor Costs: Labor, which is included in overall construction costs, is the third most expensive component in building a house, constituting an estimated 20 percent of the cost of constructing a single-family dwelling. The cost of union labor in the construction trades has increased steadily since the mid-1970s. The cost of non-union labor, however, has not experienced such significant increases. Because of increased construction activity, the demand for skilled labor has increased so drastically that an increasing number of non-union employees are being hired in addition to unionized employees, thereby lessening labor costs.

Financing: While interest rates have fallen more than 12 percent from their near 20 percent high in the early 1980's, they still have a substantial impact on housing costs which is felt by renters, purchasers and developers. The decline in interest rates has enabled more people to enter the housing market. However, it should be noted that most conventional financing is now variable rate. The fact that lending institutions may raise rates to adjust for inflation can lead many existing households to overextend themselves financially. An additional obstacle for the first-time homebuyer is the downpayment required by lending institutions of between 10 and 20 percent.

¹ Los Angeles Times Real Estate Section, January 23, 2000

Home Purchase Loans For Residents In Rosemead

The median sales price for a three bedroom single-family home in Rosemead (1999) was approximately \$173,000. A \$155,700 mortgage amortized over 30 years at an interest rate of 8.0 percent would result in monthly house payments of \$1,142. All of the City's very-low and low-income and some moderate-income households, would not income-qualify for the mortgage on a \$173,000 home.

Interest rates are determined by national policies and economic conditions. There is little that local governments can do to affect these rates. However, jurisdictions can offer interest rate write-downs to extend home purchase opportunities to lower income households. In addition, government insured loan programs may be available to reduce mortgage downpayment requirements.

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. As shown in Table 29, in 1998, a total of 496 households applied for conventional mortgage loans to purchase homes in Rosemead. Approximately 56 percent of those loans were originated and 12 percent were denied, while the remaining 32 percent of the applications were withdrawn, closed for incompleteness, or not accepted by the applicants. The overall denial rate for conventional home purchase loans by income of applicant, shown in Table 29, indicates a similar level of denial for lower income (15 percent), and upper income (14 percent) households.

Table 29
Disposition Of Home Purchase Loans

Applicant Income	Home Purchase Loans – Conventional			
	Total Appl'ns	% Originated	% Denied	% Other*
< \$40,00 per year	100	53	15	32
\$40,000-60,000 per year	212	56	12	32
\$60,000-90,000 per year	135	59	9	32
>\$90,000 per year	49	51	14	35
Total	496	56	11	33

*Other categories : Applications Approved but not Accepted; Applications Withdrawn; Files Closed for Incompleteness.

Source: Home Mortgage Disclosure Act (HMDA) for 1998.

The top mortgage lending institutions for Rosemead applicants in 1998 are summarized below in Table 30. The remaining lenders, which are not listed, processed fewer than 65 applications each or less than 3 percent of the 2,031 loans approved in 1998.

Table 30
Primary Mortgage Lenders In Rosemead

Lender	Loans	% of 1998 Market
Republic Consumer Lending Group	174	8.6
Republic National Bank	162	8.0
Countrywide Home Loans	145	7.1
Washington Mutual Bank	90	4.4

Source: Fair Housing Council of San Gabriel Valley, 1998.

C. Governmental Constraints

Housing affordability can be affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing. Land use controls, site improvement requirements, building codes, fees and other local programs intended to improve the quality of housing, may serve as a constraint to housing development.

Land Use Controls: The Land Use Element of the Rosemead General Plan sets forth the City's policies for guiding residential development. These policies establish the amount and distribution of land allocated for residential uses throughout the City. The City's Zoning Code implements the land use policies of the General Plan by establishing development regulations that are consistent with the General Plan policies. The residential land use categories of the General Plan, and the residential densities allowed thereunder are shown in Table 31.

Table 31
General Plan Residential Land Use Categories
City of Rosemead

Land Use Category	Maximum Gross Allowable Density
Low Density Residential	7 dwelling units per acre
Medium Density Residential	9 dwelling units per acre
High Density Residential	30 dwelling units per acre
Residential/Commercial-Mixed Use Overlay	14 dwelling units per acre

There is a full range of residential land use designations dispersed throughout the City. Densities range from Low Density Residential (0-7 units per acre) to High Density Residential (up to 30 units per acre). A Residential/Commercial mixed use designation is designed to encourage residential infill of up to 14 units per acre along some of Rosemead's less intense commercial corridors. The City helps to facilitate the development of affordable, single-family housing by allowing flag lot subdivisions.

Much of the land designated for residential development is already built out. Additional residential development can be accommodated through several means, including development of vacant/underutilized land, redevelopment, and recycling in areas designated for residential/ commercial mixed use. In order to facilitate development of units, the City of Rosemead has created a mixed-use designation. This mixed-use designation expands the uses that may be allowed with the issuance of a conditional

use permit and include mixed commercial/residential development in designated commercial zones. Up to 886 dwelling units could be developed based on the potential development from these sources. SCAG has estimated a future housing need in Rosemead of 776 new units through the year 2005.

Development Standards: Rosemead's single-family residential standards are very similar to those of surrounding cities. The Rosemead Zoning Ordinance sets forth standards for residential development that are summarized in Table 32. Residential Standards for the City are very flexible.

Table 32
City Of Rosemead
Residential Development Standards

Land Use (Zone District)	Setback			Maximum Height	Other Requirements
	Front	Rear	Side		
Single-Family (R-1)	20	5	10	30	2 car garage/du
Light Multi-Family (R-2)	20	5	10	30	2 car garage/du
Medium Multi-Family (R-3)	15	10	10	35	2.5 spaces/du
Planned Residential Developments (R-4 PD)	15	10	10	N/A	4 spaces/du

Source: City of Rosemead – "Zoning at a Glance"

Fees and Improvements: Various fees are collected by the City to cover the costs of processing permits and providing services and facilities. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived. Development fees in Rosemead have been kept to a minimum, with per unit fees for a typical single-family project of approximately \$15,308 (assuming under 2,500 sq. ft. and a \$1,200 water connection fee) (see Table 33) for a project with multiple single-family residences. The fees for a single family residence on a single lot are approximately \$10,000; these fees compare favorably with other San Gabriel Valley jurisdictions and present no undue constraints to development.

Building Codes and Enforcement: The City of Rosemead's building codes are based upon the State Uniform Building, Housing, Plumbing, Mechanical, and Electrical Codes with minor amendments. These codes are considered to be the minimum necessary to protect the public health, safety, and welfare. The local enforcement of these codes does not add significantly to the cost of housing.

Local Processing and Permit Procedures: The evaluation and review process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the selling price of the home. The review process in Rosemead involves up to three levels of reviewing bodies: Planning Staff, Planning Commission, and the City Council.

Table 34 provides a list of average processing times for the various permits or procedures that may be required prior to the final approval of a project. The majority of residential developments in the City are single-family home subdivisions that do not require an environmental impact report, thereby expediting processing time and costs.

Project processing begins with the submittal of plans to the Planning Department. Applications for discretionary permits and environmental review may be submitted concurrently to the Planning Department.

Average processing time for a typical residential project subject only to plan check and environmental review is two to three weeks, with an additional six weeks for projects also subject to Planning Commission approval. While this review period is substantially less than in many other Southern California cities, a project's review time can be lengthened through the appeals process.

**Table 33
Summary Of Residential Permit Development Fee***

Type of Planning Fees	Amount
Tentative Subdivision Tract Map	\$1,385
General Plan Amendment	\$950
Zone Change	\$1,050
Zone Variance	\$975
2,500 s.f.-Conditional Use Permit	\$875
Building Permit Fee	\$2,194
Plan Check Fee	\$1,824
School District Fee	\$3,860
Traffic Impact Fee	0
Water Service Connection Fee**	\$1,200-1,500
Sewer Connection Fee**	\$1,250
Park and Recreation Fee/du	\$800

Source: City of Rosemead Planning Department

* Calculations Based on:

- a. Home with 2,000 sq. ft. of floor area and 400 sq. ft. garage
- b. Home valuation of \$187,720
- c. School District fee of \$1.93/sq. ft. for residential development
- d. Not including trade permits (plumbing, electrical, mechanical permit fees are charged by fixture units)

** For replacement housing a credit will be given based on formula established by the County.

**Table 34
City Of Rosemead
Development Processing Time**

Type of Process	Time	Reviewing Body
Design Review	2 months	Planning Staff & Commission
Plan Check/Building Permits	6 weeks	Planning Staff & Building
Conditional Use Permit	2 months	Planning Commission
Variance	2 months	Planning Commission
Tentative Parcels	4 months	Planning Commission
EIRs	6 months	Planning Commission & Council
General Plan Amendment with EIR	6-12 months	Planning Commission & Council
Zone Change with EIR	6-12 months	Planning Commission & Council

Source: City of Rosemead.

In general, processing procedures vary depending on the need for an entitlement *versus* projects that do not require any entitlements. Projects that do not require

entitlements include single family home developments within the allowable density permitted; multi-family projects within the density permitted, duplexes within the density permitted, etc. The standard steps involved in this process are:

- Applicant submits preliminary site, floor, elevation plans
- There is a field review by the planner, notes and comments are returned for corrections
- Corrections are made for the Planning Department
- Planner re-reviews the project to verify corrections
- Applicant picks up and submits for Building Department Plan check

Cases that require a tract or parcel map, zone variance or conditional use permit go through the follow process:

- Applicant submits preliminary site, floor, elevation plans
- Field review by planner, notes and comments returned for corrections
- Applicant submits four copies of preliminary plans with corrections and Design Review Committee meets (staff representative from Planning, Building and Engineering). Committee reviews and provides comments back to the applicant
- Applicant submits formal application and fees. Staff reviews for completeness
- Staff completes environmental review and follows appropriate CEQA timelines. If project qualifies as categorical exemption (after review by agencies such as Fire, Sheriffs, Utility providers), then:
- Staff reviews agency comments, schedules public hearing and prepares staff report to Planning Commission
- Public hearing is held and taken back for resolution at the following hearing
- Construction drawings submitted to Building department for plan check

If the project requires an initial study, an additional two weeks is required during the review period.

Entitlement cases that require City Council approval, such as zone changes and General Plan amendments require an additional 30 to 60 days to process through Council public hearings.

Second units are allowed on properties that will allow a second unit by density. Otherwise, State law (Section 65852.2) addressing second units is followed. Multi-family projects not in the R-3 zone are allowed by right in the P-O zone or a zone change may be processed. Another alternative for multi-family projects is to request a conditional use permit for an area that has a General Plan designation for mixed use "Commercial/Residential." Processing times in such cases would remain the same as listed above.

V. HOUSING RESOURCES

The following section describes and analyzes the resources available for the development, rehabilitation and preservation of housing in the City of Rosemead. The section begins with an overview of the availability of land resources, or residential sites for future housing development in Rosemead and an evaluation of the City's ability to provide adequate sites to address its identified share of future housing needs (Subsection A). This section also presents the financial resources available to support the provision of affordable housing in the community, and specifically identifies the amount of redevelopment set-aside funds that will be available during the planning period (Subsection B).

A. Availability of Sites for Housing

An important component of the Rosemead Housing Element is the identification of sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs (as determined by SCAG). Section 65583(c)(1) states that the housing program shall "identify adequate sites which will be made available through appropriate zoning and development standards and with public services and facilities needed to encourage the development of a variety of types of housing for all income levels...in order to meet the community's housing goals as identified in Subdivision (b)."

A community's sites are adequate if they provide realistic development capacity at appropriate densities to accommodate projected construction need (as defined by the regional share) by income category. A summary of the City's residential development potential is contained in Table 35, while detailed lists of the sites included in this table are presented in Appendix A of the element:

Table 35
City of Rosemead
Site Inventory for Residential Development

Income Group	RHNA Need	Development Potential	Redevelopment Sites	Vacant Land			Underutilized (additional units)			
				R-1	R-2	R-3	R-1	R-2	R-3	P-O
Very Low	202	211	72	0	0	72	0	6	133	0
Low	132	180	0	0	0	9	0	0	171	0
Moderate	155	292	0	0	0	0	0	0	148	144
Above Mod.	287	284	0	53	18	0	69	34	62	48
Total	776	967	72	53	18	81	69	40	514	192

Source: City of Rosemead

As an older community, virtually all of Rosemead's residential neighborhoods are built out. Vacant sites consist of individual scattered lots in existing residential neighborhoods; there are no large tracts of vacant land in Rosemead. As shown in Table 35, vacant residentially zoned land can accommodate the construction of 152 additional units: 53 single-family homes and 99 multiple-family units. In addition to

development on vacant land, there is the potential for new residential development on sites that are currently developed at densities lower than those permitted under the General Plan and zoning. Underutilized sites zoned either residential (R-1, R-2 or R-3) or professional office (P-O), which allows the development of condominiums and apartments, are capable of supporting the construction of 815 additional housing units: 69 single-family homes and 746 multiple-family units. Part of this development is housing on a site identified by the Rosemead Redevelopment Agency on Garvey Avenue that will be developed with 72 units of senior citizen housing on Garvey Avenue at the Rio Hondo Channel during the current 7½ year planning period. In addition to these potential new development sites, 68 single-family homes and one duplex were constructed in Rosemead between January 1998 and January 2000. Therefore, the City's total new development potential during the planning period is units 1,037 (967 new units plus the 70 units developed between January 1998 and January 2000). As part of the total numbers, the mixed-use overlay in the General Plan could accommodate 192 of these units.

The majority of parcels currently developed at lower densities are considered underutilized due to the fact that they have not yet been developed to the maximum density allowed under the City's General Plan and zoning ordinance.

Existing uses on these properties generally consist of one to three units, both permitted and unpermitted, however still generally less than the maximum density allowed. At the time these lots are put on the market, development practices demonstrate that they do recycle to their full development potential by maximizing the density allowed for the zone.

The main market forces that affect the recycling of these parcels are the availability of capital at low interest rates to allow the developer to be successful through final sale of the homes. This is dependent on policies at the State and Federal level that affect the strength of the economy, as well as the availability of capital at low interest rates. For the short term, the State of California has made a strong commitment to encourage the production of housing through its current administration and through funding from HCD.

Other incentives include regulatory and programmatic concessions. The regulatory concessions include four "commercial/residential" mixed-use overlay districts that have been created through the City. These four areas foster the reuse of historically commercial areas to residential areas or a combination of commercial and residential uses. The land use element of the General Plan allows, through the issuance of a conditional use permit, residential uses within commercially zoned districts, if they are within the overlay district. This is in addition to the incentives detailed in the next section. The programmatic concessions include access to the Redevelopment Agency's First Time Home Buyer program by purchasers of housing units developed and/or resold within the community. This program provides downpayment assistance to low-to-moderate income households seeking to purchase a home within the City of Rosemead.

Comparison of Site Inventory with RHNA

According to SCAG, Rosemead has a new construction need for 776 housing units for the 1998-2005 period. By comparison, the potential housing sites that were available at the start of the planning period can accommodate the development of 967 new units by 2005. Of these units, 284 are expected to be above moderate-income units and 683 are expected to meet the needs of very low through moderate-income households, as shown in Table 35. New housing construction is anticipated to fall short of SCAG's projected need in above moderate-income categories by three (3) units, but net construction is anticipated to meet or exceed overall RHNA need. To facilitate this construction potential, the City has initiated the following measures in an attempt to maximize the production of new units on the sites that are available:

- Minimum Density The City's existing Zoning Ordinance encourages efficient reuse of the land. The only permitted uses in the R-3 zone are multiple-family dwellings, apartment houses (defined as three or more units), boarding houses, and accessory structures. In addition, nonconforming structures must be removed or modified so as to be incorporated as an integral part of one harmonious and coordinated multi-family development.
- Plan Approval Development of multiple dwellings in the R-2 and R-3 zones is permitted "by right." Developers are required to submit and obtain Planning Department approval of plot plans and development plans showing conformity with the code, but no Conditional Use Permits are required.
- Planned Development Zone Multi-family dwellings are permitted in the PD overlay zone. Projects developed in the PD zone are designed to be approved under a precise plan, which may permit lot and yard areas smaller than would ordinarily be allowed. In order to increase housing opportunities provided by this designation, the City has recently amended the Zoning Ordinance to reduce the minimum site size requirement from 2 acres to 1 acre.
- Development Incentives The City will immediately notify owners of those underutilized parcels that have been identified, of incentives that are available to encourage recycling. These include State Density Bonus law and below market rate financing available through multi-family mortgage revenue bond programs.
- Anti Mansionization Ordinance Any residential dwelling in the R-1 and R-2 zones that exceeds 2,500 square feet of developed living area requires the granting of a Conditional Use Permit to control the development of overly large dwellings.
- New Lower Income Housing Construction The City has formed the Rosemead Housing Development Corporation and obtained Article 34 approval to undertake the production of 200 units of senior housing on two sites owned by the City's Redevelopment Agency. One of these sites has already been developed with 51

units of senior housing (Angelus I Project) and the second site will be developed with 72 units during the current planning period. Physical constraints have prevented this second site from being developed with the 100 units originally envisioned.

- Infill Development The City of Rosemead's regional share of the need for above moderate income housing is 284 units. Since January of 1998, 68 new single-family homes have been built. Most of this construction has been in small "flag lot" subdivisions on deep narrow lots. The Zoning Ordinance contains provisions such as reduced lot size for interior lots, to facilitate this type of development. There are sufficient vacant and underutilized R-1 and R-2 lots to build 180 additional houses as this trend continues.

Recent town house projects have demonstrated the market for very high quality attached housing in the City. Sufficient underutilized R-3 and PO sites are available to accommodate an additional 706 units through this type of development.

B. Financial Resources

There are a variety of potential funding sources available for housing activities in general. Due to both the high costs of developing and preserving housing and limitations on both the amount and uses of funds, a variety of funding sources may be required. Table 36 lists the potential funding sources that are available for housing activities. They are divided into four categories, including: federal, state, local and private resources. Federal resources are further divided between those funds administered through the Los Angeles County Community Development Commission/Housing Authority and those administered by the Housing and Urban Development Department of the federal government.

The following describes in greater detail the three primary funding sources currently used in Rosemead – Redevelopment Housing Set-Aside, CDBG and HOME – as well as a fourth source – the County Housing Authority's Rental Assistance Program – all four of which could potentially be used to assist in the preservation, improvement, and development of affordable housing in Rosemead.

Redevelopment Set-Aside

Redevelopment set-aside funds are one of the primary sources of financing used for the preservation, improvement, and development of affordable housing. As required by the California Redevelopment Law, Rosemead's Redevelopment Agency sets aside 20 percent of all tax increment revenue generated from its redevelopment project area for the purpose of increasing and improving the community's supply of housing for low- and moderate income households. This set-aside is placed in a separate Low and Moderate Income Housing Fund. The Agency expects to deposit \$1,200,000 into the Fund between 2000 and 2005. Interest earned on money in the Fund, and repayments

from loans, advances or grants are returned to the Fund and used to assist other affordable housing projects and programs.

Housing units developed using the Agency's 20 percent set-aside funds must remain affordable to the targeted income group for the longest feasible period of time and not less than 15 years for rental housing and 10 years for ownership housing. However, there are provisions that allow for a term of less than 10 years if the Agency receives a fair return on invested funds.

So long as the expenditure directly serves to increase, improve, or preserve the supply of low- and moderate-income housing, Redevelopment Law allows for a broad range of uses for the Housing Fund. These uses include, but are not limited to the acquisition of land or buildings, construction of buildings, rehabilitation of buildings, subsidies, and on-site and off-site improvements.

The Housing Fund may be used outside the redevelopment project area (but must remain within the City limits), upon a finding by the City Council that use outside the project area will be of benefit to the redevelopment project. The Housing Fund must be expended on housing that is available at affordable housing cost to households whose incomes do not exceed the low- and moderate-income level for the area.

As previously indicated, Rosemead Redevelopment Agency is projected to receive \$1,200,000 in set-aside funds by 2005. The Fund's current balance is \$6,067,163, resulting in a little over \$7,267,000 anticipated to be available for housing activities during the 1998-2005 Housing Element period. According to the Agency's Implementation (AB1290) Plan, these funds will be used to assist with the construction of 72 units of low income housing for the elderly and the provision of financial assistance to low and moderate income first-time homebuyers. To assist with the implementation of such activities, the Agency has created a separate non-profit housing corporation known as the Rosemead Housing Development Corporation (RHDC). The RHDC serves as the conduit through which the Agency's set-aside funds are channeled into projects/programs. The RHDC currently owns and operates 51 units of senior housing constructed with Agency assistance, and will be the developer of the additional 72 units of senior housing discussed above. The corporation also operates the Agency assisted First-Time Homebuyer Program.

CDBG Funds

Through the Community Development Block Grant (CDBG) Program, HUD provides funds to local governments for funding a wide range of community development activities. The City receives approximately \$1,500,000 annually in CDBG funds from HUD which it utilizes to fund code enforcement, commercial rehabilitation and economic development, infrastructure improvements, residential and commercial rehabilitation, and social service programs.

Home Funds

The City is a participating jurisdiction in the Home Investment Partnerships (HOME) Program administered by HUD. Presently, the City annually receives approximately \$500,000 in HOME funds from HUD. These funds can be used for a range of affordable housing activities, including acquisition, rehabilitation, first-time homebuyer assistance and rental assistance. To date, the City has allocated its HOME funds to assist with the construction of new lower income housing for the elderly and the rehabilitation of homes owned by low and moderate-income households.

Housing Authority Section 8 Program

The Section 8 Rental Assistance Voucher Program increases housing choices for very-low income households by enabling families to afford privately owned rental housing. The County Housing Authority generally pays the landlord the difference between 30 percent of a household's income and the fair market rent for a unit. Currently, there are 281 households receiving tenant-based rental assistance in Rosemead.

Table 36
Public and Private Resources Available for
Housing and Community Development Activities

Program Name	Description	Eligible Activities
1a. Federal Programs (Administered through Los Angeles County Housing Authority)		
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low income tenants.	Rental Assistance
1b. Federal Programs (Administered through HUD)		
Community Development Block Grant	Grant program for housing and community development activities available through HUD's annual grant to Rosemead.	- Acquisition - Rehabilitation - Home Buyer Assistance - Economic Development - Homeless Assistance - Public Services
HOME	Flexible grant program for housing activities available to Rosemead as a participating jurisdiction in the HUD program.	- New Construction - Acquisition - Rehabilitation - Home Buyer Assistance - Rental Assistance
Emergency Shelter Grants (ESG)	Grants to improve quality of existing shelters and transitional housing; increase shelters and transitional housing facilities for the homeless.	Homeless Assistance (Acquisition, New Construction, Rehabilitation, Conversion, Support Services)
Section 202	Grants to non-profit developers of supportive housing for the elderly.	- Acquisition - Rehabilitation - New Construction

Program Name	Description	Eligible Activities
Section 811	Grants to non-profit developers of supportive housing for persons with disabilities, including group homes, independent living facilities and intermediate care facilities.	- Acquisition - Rehabilitation - New Construction - Rental Assistance
Low Income Housing Tax Credit (LIHTC)	Tax credits are available to individuals and corporations that invest in low-income rental housing. Usually, the tax credits are sold to corporations with a high tax liability and the proceeds from the sale are used to create the housing.	- New Construction - Rehabilitation - Acquisition
Shelter Plus Care Program	Grants for rental assistance that are offered with support services to homeless with disabilities. Rental assistance can be: -<u>Section 8 Moderate Rehabilitation (SRO)</u> - project based rental assistance administered by the local PHA with state or local government application. -<u>Sponsor-Based Rental Assistance (SRA)</u> - provides rental assistance through an applicant to a private non-profit sponsor who wins or leases dwelling units in which participating residents reside. -<u>Tenant-Based Rental Assistance (TBA)</u> - grants for rental assistance. -<u>Project-Based Rental Assistance</u> - grants to provide rental assistance through contracts between grant recipients and owners of existing structures.	- Rental Assistance - Homeless Assistance - Support Services
2. State Programs		
California Housing Finance Agency (CHFA) Multiple Rental Housing Programs	Below market rate financing offered to builders and developers of multiple-family and elderly rental housing. Tax exempt bonds provide below-market mortgage money.	- New Construction - Rehabilitation - Acquisition of Properties from 20 to 150 units
California Housing Finance Agency Home Mortgage Purchase Program	CHFA sells tax-exempt bonds to make below market loans to first time homebuyers. Program operates through participating lenders who originate loans for CHFA purchase.	Home Buyer Assistance
California Housing Rehabilitation Program – Owner Component (CHRP-O)	Low interest loans for the rehabilitation of substandard homes owned and occupied by lower-income households. City and non-profits sponsor housing rehabilitation projects.	- Rehabilitation - Repair of Code Violations, Accessibility Improvements, Room Additions, General Property Improvements

Program Name	Description	Eligible Activities
Emergency Shelter Program	Grants awarded to non-profit organizations for shelter support services.	Support Services
3. Local Programs		
Redevelopment Housing Fund	20 percent of Agency funds are set aside for affordable housing activities governed by state law. Annual set-aside contribution is approximately \$240,000.	- Acquisition - Rehabilitation - New Construction
Tax Exempt Housing Revenue Bond	The City can support low-income housing developers in their effort to obtain bonds in order to construct affordable housing. The City can issue housing revenue bonds requiring the developer to lease a fixed percentage of the units to low-income families and maintain rents at a specified below market rate.	- New Construction - Rehabilitation - Acquisition
Industry Redevelopment Set-Aside Program	The Industry Fund Allocation and Distribution Plan enables the County Community Development Commission to spend funds from the City of Industry Set-Aside Fund within 15 miles of the City of Industry boundary. This money is used for the provision of housing for persons with low and moderate income, including special needs groups.	- Acquisition - Rehabilitation - New Construction
4. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	Loan applicants apply to participating lenders for the following programs: - Fixed rate mortgages issued by private mortgage insurers. - Mortgages that fund the purchase and rehabilitation of a home. - Low Down-Payment Mortgages for Single-Family Homes in underserved low-income and minority communities.	- Home Buyer Assistance - Home Buyer Assistance - Rehabilitation - Home Buyer Assistance
Savings Association Mortgage Company Inc. (SAMCO)	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit and for profit developers contact member institutions.	New Construction of single family and multiple family rentals, cooperatives, self help housing, homeless shelters, and group homes for the disabled.
California Community Reinvestment Corporation (CCRC)	Non-profit mortgage banking consortium designed to provide long-term debt financing for affordable multi-family rental housing. Non-profit and for profit developers contact member banks.	- New Construction - Rehabilitation - Acquisition
Federal Home Loan Bank	Direct Subsidies to non-profit and	New Construction

Program Name	Description	Eligible Activities
Affordable Housing Program	for-profit developers and public agencies for affordable low-income ownership and rental projects.	
Freddie Mac	Home Works – Provides 1 st and 2 nd mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	• Home Buyer Assistance combined with Rehabilitation

VI. REVIEW OF PREVIOUS ELEMENT

When preparing an updated housing element, each local government is required to evaluate its progress toward achieving the goals contained in the previous housing element. This evaluation should include a discussion of the following: 1) the effectiveness of the housing element in the attainment of the State housing goal; 2) any analysis of the significant differences between what was projected and what was achieved; and 3) a description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the previous element.

A. Objectives

When preparing the previous housing element, the City used SCAG's 1988 (as amended) total housing need estimate as the basis for its quantified objectives for new housing construction. As shown in Table 37, the City's overall objective for new construction was the development of 795 additional housing units for the period from July 1, 1989 through December 31, 1997. The breakdown of these units by household income category was as follows: 138 very low income (less than 50 percent of the median family income); 187 low income (50 to 80 percent of the median); 160 moderate income (80 to 120 percent of the median); and 310 above moderate income (more than 120 percent of the median).

In addition to the construction of 795 new units, the previous element anticipated the rehabilitation of 370 housing units and the issuance of 20 additional Section 8 certificates/vouchers between 1989 and 1997.

B. Results

As shown in Table 37, a total of 795 new housing units were constructed in the City between 1989 and 1997, or an average of approximately 133 units per year. Based on information provided by the City, it is estimated that 17.44% of these units are very low income units, 23.5% are low income units, 20.1% are moderate income units, and the balance are above moderate income units.

With regard to the rehabilitation of housing units that are affordable to low and moderate-income households, a total of 301 units were rehabilitated between 1989 and 1997. A combination of Community Development Block Grant and HOME funds were used to pay for the capital and associated administrative costs. A summary of the progress made in carrying out each of the programs contained in the prior element is presented in Table 38.

Table 37
Housing Objectives and Actual Accomplishments⁽¹⁾

<u>New Construction</u>			
Income Category	Number of Units Needed ⁽²⁾	Number of Units Actually Constructed ⁽³⁾	Surplus/Deficit
Very Low	138	139	+1
Low	187	187	0
Moderate	160	160	0
Above Moderate	310	309	-1
TOTALS	795	795	0
<u>Rehabilitation</u>			
Objective: 370 Units			
Actually Rehabilitated: 288 Units			
<u>Rent Subsidies (Section 8 Certificates/Vouchers)</u>			
Objective 20 Certificates/Vouchers			
Actual Certificates Issued: 125 Certificates/Vouchers			

⁽¹⁾ January 1, 1989 to December 31, 1997

⁽²⁾ Southern California Association of Governments Regional Housing Needs Assessment June 1988

⁽³⁾ Estimates based on building permit information provided by the City of Rosemead.

Table 38
Housing Programs Summary

Program	Expectation	Accomplishment	Recommended Changes
Preservation and Enhancement of Existing Housing Stock			
1. Low Interest Loan Program	Provide rehabilitation loans to 15 households.	6	City lost lender for three years. Now has new lender and is active
2. Deferred Loan Program	Provide rehabilitation loans to 25 households.	27	Continue to provide program
3. Rebate Program	Provide 30 rebates.	14	Amount of potential rebates overestimated from market demand
4. Handyman Program	Provide 300 grants.	234 (244 counting emergency grants)	1997 added Emergency Grant program. Completed 10 emergency grants during last planning period in addition to the 234 grants
5. Code Enforcement	Improve housing conditions and over-crowding.	An estimated 5,279 cases during the last reporting period	Continue to provide code enforcement services to arrest slum/blight conditions
Production of Affordable Housing			
6. Direct Housing Construction	Construct 200 senior units.	51 complete 72 additional are in development	Continue to support Rosemead Housing Corporation
7. Land Assemblage	Facilitate new construction of affordable housing.	Agency acquired land for construction of 72 senior units	Continue to look for land opportunities
8. Density Bonus	Encourage use by informing residential applicants of density bonus options.	Density bonus program in place	Continue to encourage use of density bonus
9. Non-Profit Construction	Support the formation of a non-profit corporation by providing technical assistance and seed monies.	Rosemead Housing Development Corporation formed. Works in conjunction with Redevelopment Agency in housing production	Continue to support program
10. Sites for Homeless Shelters / Transitional Housing	Work towards development of a transitional housing facility / emergency shelter through outreach to social service providers and through revisions to the Zoning Ordinance.	Member of the Continuum of Care. Provide CDBG funding to a non-profit that provides services and outreach to homeless and to those at-risk of homelessness	Continue to participate in Continuum of Care process through Consolidated Plan

Program	Expectation	Accomplishment	Recommended Changes
Rental Assistance			
11. Section 8 Assistance Payment / Housing Vouchers	Subsidy to an additional 20 households.	Provided subsidy to an additional 125 households	Continue to support program
Increased Home-Ownership Opportunities			
12. Mobilehome Park Program	Develop mechanism to provide notification and relocation assistance to park residents. Provide program outreach.	Not all parks suitable for program. In process of identifying parks	
13. Mobilehome Park Assistance	Advertise program availability and service as co-applicant for State funding.	No interest in last planning period	
14. Shared Equity	Work with local housing corporation / non-profit groups to provide equity partnerships.	Shared equity program has not been developed. Difficult to find partners	Recommend adding HOME funds to the Agency's First Time Home Buyer program to facilitate homeownership to those under 80% median
15. Single-Family Mortgage Revenue Bonds	Market availability of bond financing.	No requests for bond financing during the reporting period	
16. Reverse Mortgage Program	Coordinate with social service groups and lending institutions to facilitate initiation of reverse mortgage program and provide educational outreach to seniors.	Research regarding reverse mortgage programs in progress	

Program	Expectation	Accomplishment	Recommended Changes
Equal Housing Opportunity 17. Equal Housing Opportunity Services	Provide tenant / landlord counseling, housing discrimination response, and housing related services.	Provide ongoing tenant/landlord counseling, housing discrimination response and housing related services. Became an entitlement jurisdiction during planning period and strengthened fair housing presence in City. Completed Analysis of Impediments Study and study of multi-family market. Supported application by fair housing provider for grant to assist recent immigrants with understanding and implementing fair housing law in the United States.	Continue to provide services.

The total number of new housing units constructed in the City over the prior planning period was equal to the number of units in the City's stated objectives, after taking into consideration new construction and demolition, but the number of units rehabilitated was less than the number the City expected to be rehabilitated. The Los Angeles County Housing Authority was able to provide rental assistance to 125 additional households during the prior planning period, which is over six times the stated objective. The housing rehabilitation results were due to a variety of reasons, including a general down-turn in the regional economy, investment decisions made in the private marketplace and the fact that the City's objectives were overly optimistic. The total number of units projected by the City in the 1989-1998 planning period were based on pre-recession housing production estimates.

C. Implications of New Element

In preparing this updated element, the City reexamined the goals and policies that give direction to the City's housing programs, as well as the progress that has been made toward their attainment. The housing goals that were adopted by the City Council in 1996 are responsive to the State housing goals and continue to reflect the desires and aspirations of the community. Hence, through the adoption of this updated element, the City of Rosemead has reaffirmed its commitment to these goals, while augmenting the supporting policies.

In establishing its current objectives and programs, the City once again considered its experience over the past 9-year period. Based on this experience, certain programs contained in the prior element have been deleted or modified while some new programs have been added. Programs that were initiated, but are still quite pertinent, have been

carried over and their implementation will be ongoing during the current planning period. Finally, since the quantified objectives contained in this element are based on empirical data, they are considered to be realistic and attainable and reflect the economic conditions and funding realities prevailing in southern California at the start of the new millennium.

Goals and Policies

The following goals and policies are adopted in the City's 2010 Housing Element and are intended to be implemented by the City and its various departments, including the Planning Department, the Public Works Department, the Police Department, the Fire Department, the Parks and Recreation Department, the Library, and the Community Development Department.

GOAL 1: TO PROVIDE A MIXED RANGE OF HOUSING TYPES AND DENSITY TO MEET THE NEEDS OF THE CITY.

Policy 1.1: The City shall encourage the development of a mix of housing types and densities, including single-family detached, townhomes, condominiums, and multi-family units.

Policy 1.2: The City shall encourage the development of housing types and densities that are consistent with the City's General Plan and the State's Housing Element Act.

Policy 1.3: The City shall encourage the development of housing types and densities that are consistent with the City's General Plan and the State's Housing Element Act.

Policy 1.4: The City shall encourage the development of housing types and densities that are consistent with the City's General Plan and the State's Housing Element Act.

Policy 1.5: The City shall encourage the development of housing types and densities that are consistent with the City's General Plan and the State's Housing Element Act.

GOAL 2: TO ENCOURAGE THE DEVELOPMENT OF A RANGE OF HOUSING TYPES IN A RANGE OF PRICES AFFORDABLE TO ALL ROSEMEAD RESIDENTS.

Policy 2.1: The City shall encourage the development of a range of housing types in a range of prices affordable to all Rosemead residents.

Policy 2.2: The City shall encourage the development of a range of housing types in a range of prices affordable to all Rosemead residents.

Policy 2.3: The City shall encourage the development of a range of housing types in a range of prices affordable to all Rosemead residents.

VII. HOUSING PLAN

Chapters II to V establish the housing needs, constraints, and resources in Rosemead. The Housing Plan presented in the following chapter sets forth the City's quantified housing goals, policies and programs to address Rosemead's identified housing needs.

A. Goals and Policies

The following goals and policies previously adopted in the City's 1989 Housing Element are still applicable and have been included herein to adequately address the community's identified housing needs. These goals and policies will continue to serve as a guide to City officials in daily decision-making.

GOAL: PROTECT EXISTING STABLE, SINGLE FAMILY NEIGHBORHOODS THROUGHOUT THE CITY.

Policy: Encourage the rehabilitation of existing substandard units to bring them up to code and extend their useful life.

Policy: Encourage the construction of new single-family attached and detached dwellings using zoning and other mechanisms.

Policy: Preserve existing residential areas by using design measures to buffer these sensitive land uses from adjacent dissimilar uses.

Policy: Existing single-family units that require demolition must be replaced with residential units that will be compatible in character to the surrounding neighborhood.

Policy: Conserve existing mobilehome parks that are economically and physically sound, and establish relocation assistance guidelines for parks that are converted.

GOAL: ENCOURAGE THE DEVELOPMENT OF A RANGE OF HOUSING TYPES IN A RANGE OF PRICES AFFORDABLE TO ALL ROSEMEAD RESIDENTS.

Policy: There shall be a variety of housing types and prices to accommodate a wide range of housing needs and tastes.

Policy: Encourage the maintenance of existing housing opportunities while promoting the development of new housing opportunities for the City's elderly.

Policy: Discourage the conversion of apartments to condominiums by requiring that converted buildings be brought into full compliance with the existing codes.

Policy: Encourage housing opportunities within the mixed-use residential/commercial overlay districts to provide needed infill development opportunities.

GOAL: ENCOURAGE THE MAINTENANCE AND UPGRADING OF EXISTING HOUSING STOCK TO ENSURE A DECENT, SAFE, AND SANITARY HOME FOR ALL ROSEMEAD RESIDENTS.

Policy: A range of housing opportunities shall be provided to existing and future residents of the City of Rosemead to ensure that housing is available to all socio-economic segments of the community.

Policy: Low and moderate-income housing shall be of equal design, construction, and maintenance as that of more expensive housing in the City of Rosemead.

Policy: Housing developed for low and moderate-income households shall not be concentrated in any single location or planning area.

Policy: The provision for low and moderate-income housing shall be coordinated with the Los Angeles County Housing Authority.

GOAL: SUPPORT FEDERAL AND STATE LAWS THAT PROHIBIT DISCRIMINATION IN HOUSING ON THE BASIS OF AGE, SEX, OR RACE.

Policy: Continue to cooperate with and support the efforts of the San Gabriel Valley Fair Housing Council to provide information and counseling pertaining to fair housing and landlord-tenant issues.

Policy: The City of Rosemead will continue to support and assist in enforcing the provisions of the Federal Fair Housing Act.

B. Implementing Programs

The Housing Element describes the housing needs of the City's current and projected population, as well as the specific needs resulting from the deterioration of older units and the special needs of certain segments of the City's population. The goals and policies contained in the Housing Element address the City's identified housing needs. These goals and policies are implemented through a series of housing programs that are funded and administered through a variety of local, regional, State and Federal agencies. The following comprehensive program strategy consists of both programs currently in use in the City and additional programs to provide the opportunity to adequately address the City's housing needs.

The housing programs in this section include: programs which were set forth in the previous 1996 Housing Element; programs which the City has undertaken since adoption of the prior Housing Element; and new programs which have been added to address an unmet housing need. Five program strategies have been defined for the City of Rosemead as follows:

- Preservation and Enhancement of Existing Housing Stock
- Production of Affordable Housing
- Rental Assistance
- Increased Home-Ownership Opportunities
- Equal Housing Opportunity

This section identifies specific activities to implement each program strategy. Table 39 summarizes the proposed activities (1998-2005) by funding source, responsible agency, and the time frame for implementation of each program.

STRATEGY: Preservation and Enhancement of Existing Housing Stock Housing preservation is intended to avoid a degree of physical decline that will require a larger rehabilitation effort to restore quality and value in housing stock. Rosemead's rehabilitation programs assist in providing affordable housing by maintaining existing housing stock within established building safety standards.

Rehabilitation assistance is provided to very-low and low-income households using Community Development Block Grant (CDBG) funds. These funds are disbursed in the form of low interest loans, deferred loans, or direct rebates. Rosemead also has a Handyman Program that provides grants to lower income, senior citizen households.

Income for these programs is based on the income of all persons living in the unit to be rehabilitated. Owner-occupied units are qualified on the owner's household income. Rental properties qualify on the tenant's household income. Discussion of Rosemead's programs is as follows:

- Low Interest Loans This Low Interest Loan Program is available to anyone who meets the income requirements for eligibility. It offers low interest loans by subsidizing market rate interest for owner/applicants. These funds may be used for rehabilitation improvements and for room additions if overcrowding exists. The maximum loan amount is \$35,000 with an 8 percent annual interest rate. Loans under \$15,000 are available at a rate of 6 percent.

Rosemead identifies applicants by soliciting homeowner participation. In addition, the City utilizes code enforcement to identify units in need of repair. Once households are identified, then a CDBG representative provides assistance and guidance.

A total of 18 households have participated in the Low Interest Loan Program since its inception in 1988. Of these loans, 6 were made during the 1989-1997

housing element cycle, which meets the goal of funding two low interest loans annually. The new goal during this period is to achieve 2 loans per year by enhancing the program with additional HOME funds. Also, the City has replaced its lending partner, which should facilitate additional loans. Like Deferred Loans, this program can also be used for room additions in cases of overcrowding.

- Deferred Loans The Deferred Loan Program provides loans up to \$35,000 for units owned and occupied by persons who are: 1) 62-years of age or older; 2) disabled or handicapped and qualify as low income; or 3) members of a very-low income family (according to Section 8 guidelines). Loans can be used for minor repairs or major home improvements, including room additions if overcrowding conditions exists.

Deferred loans are designed for maintenance assistance to special needs households. As a result, the City reduces the cost of providing housing for these special needs groups. Code enforcement and planning staff efforts will continue to encourage participation in this program. Funding is provided through the Community Development Block Grant (CDBG) Program.

The Deferred Loan Program began in 1981. Since that time, 38 households have been assisted. 27 households participated in the program during the 1989-1997 planning period. Therefore, the City exceeded its prior goal of assisting 25 households. Rosemead plans to provide 25 deferred loans during the planning period of this housing element.

- Rebate Program The Rebate Program permits homeowners and property owners to receive a 50 percent rebate on a maximum of \$5,000 in building materials that are used for exterior home improvements. Rebates are also provided for low income households up to a maximum of \$2,500.

This program has been very successful. During the 1989-1997 planning period, there were 14 rebates issued. Rosemead will continue to advertise the program's availability. The City will strive to provide 15 rebates during this planning period.

- Handyman Program The objective of the Handyman Program is to provide grants to senior citizens for minor repairs on owner-occupied units. A homeowner must be 62-years or older and meet income eligibility requirements to qualify.

The maximum grant amount is \$6,000. There is an additional \$500 available for weatherization work. A household can receive no more than three grants and there is a five (5) year waiting period between grants. There is also an emergency grant program for serious health and safety violations. The maximum amount of an emergency grant is \$2,000 and there is a limit of one per household unit.

There were 234 Handyman grants made during the 1989-1997 planning period and ten (10) Emergency grants were made during the 1989-1997 planning period, for a total of 244 grants.

The program goal is to provide 250 grants over the 7 ½ year planning period.

- Code Enforcement Code enforcement is used to help bring substandard housing units into compliance with City codes. Potential violations are identified primarily through citizen complaints. However, substandard conditions are also noted with exterior windshield surveys.

Rosemead's Code Enforcement Officer works with the housing staff and property owners to identify homes in need of assistance. Property owners are informed of the steps necessary to bring their properties into compliance with City codes. Information about the housing programs is provided to property owners that are cited for code violations.

STRATEGY: Production of Affordable Housing New construction is a major source of housing for prospective homeowners and renters. Rosemead's Redevelopment Agency is beginning to play an active role in providing new housing units for low and moderate income households. The Agency's role in providing affordable units is particularly important since the land available for new residential development is scarce.

Rosemead's Redevelopment Agency had deferred payment of monies into its Low and Moderate Income Housing Fund. However, within the past five years, the Agency incurred long-term debt with these funds. After incurring this debt, the Agency immediately started utilizing its deferred low and moderate income housing funds.

The housing element programs outlined below are new programs for the City. They all work together to implement the City's housing production goals.

- Direct Housing Construction The Redevelopment Agency has funded the development of affordable senior citizen housing. An approximately one-acre site located on Angelus Avenue was developed with 51 senior citizen apartment units. The Agency is now pursuing the development of a second site located on Garvey Avenue. This site, which is over three acres in size, will accommodate 72 affordable units and a senior recreation center.

To provide for the long term management of these projects, the City created the Rosemead Housing Development Corporation (RHDC) to take possession of the completed projects. The RHDC leases the sites from the Agency for \$1 per year. Rental rates are approximately \$250 per month, which are affordable for very-low income seniors. The Agency will then pay the RHDC the difference between the actual rent and the fair market rent established by HUD.

The City also obtained voter approval for Article 34 authority in November, 1991. This authorization allowed the RHDC to undertake the production of 200 units of senior housing. As indicated above, 51 of these units have been constructed and 72 are currently proposed for construction.

- Land Assemblage and Write-Downs Rosemead will use both CDBG and redevelopment funds to write-down the cost of land for development of low and moderate-income housing. The intent of this program is to reduce land costs so that it becomes economically feasible for a private (usually non-profit) developer to build units that are affordable to low and moderate income households. Rosemead will make every effort to provide land write-downs for residential projects that set aside at least 20-percent of the units for low and moderate-income households. The City, through the Redevelopment Agency, can assist in acquiring and assembling property, or subsidizing on-site and off-site improvements as part of this program.
- Density Bonus State law requires a City to either grant a density bonus of 25-percent over the maximum site density, along with one additional regulatory concession, or provide other incentives of equivalent financial value based on the land cost per dwelling unit if a developer dedicates:
 - 20-percent of the proposed units to lower income households,
 - 10-percent of the proposed units to very-low income households, or
 - 50-percent of the proposed units to "qualifying residents" (e.g., elderly).

This is intended to ensure that the housing development can be produced at a reduced cost. Developers seeking a density bonus must enter into an affordable housing agreement with the City to ensure continued affordability for a minimum of 30 years.

Rents for affordable units cannot exceed 30-percent of the gross monthly income. This limit is subject to annual rent adjustments based on the tenants income. Rosemead will inform residential development applicants of density bonus opportunities in order to encourage development of privately sponsored affordable housing and will create a promotional handout for same.

- Non-Profit Construction Non-profit housing corporations work to develop, conserve, and promote affordable housing. These groups are often religious organizations interested in developing affordable housing, particularly for seniors (such as HUD Section 202 projects).

A non-profit is often involved with "assisted housing", where some type of government assistance is provided to the individual households to keep rents affordable (e.g., Section 8). Housing corporations can work with assisted housing in several ways, including:

- *Assemble Development Package and Sell It To Profit-Motivated Developer.* - The non-profit is able to get affordable housing built while ending its involvement early. It can then move on to other projects. However, the non-profit can lose control over the development at the time of sale unless a contractual agreement is negotiated.
- *Participate in Joint Venture With Profit-Motivated Developer.* - This usually performs the same as the first method. However, the non-profit can retain more control over the development and gain hands-on experience while benefiting from the financial resources of the for-profit developer. Under this option, the non-profit has a longer involvement and will have to negotiate the rights and responsibilities of the two partners.
- *Non-Profit As Developer.* - Under this option, the group must employ staff with necessary expertise or retain consultants. This option requires more risk, money, effort, and capability on the part of the non-profit. However, the group has more control over the development.

A non-profit can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this element. In Rosemead, a non-profit can own and operate Agency-assisted projects. The City will continue to support the Rosemead Housing Development Corporation and to seek opportunities with other non-profit housing corporations to facilitate the development and improvement of senior citizen and other low cost housing. This will be done by providing technical assistance and seed monies to interested organizations. In addition, plans for such projects will receive expedited review, including payment of fees for overtime plan checking if necessary.

- Sites for Homeless Shelters/Transitional Housing Rosemead has an estimated homeless population of 15 persons. These persons are mostly (80%) substance abusers or mentally ill, and are predominately single males with a few couples and single women occasionally present. No families have been identified as homeless in the City.

There are no emergency shelters within the City of Rosemead, or within the immediate vicinity. The closest assistance is provided by People for People, a non-profit social service provider, located in the City of San Gabriel. They provide food, clothing, and shelter referrals.

There are several churches in Rosemead, including Church of the Open Bible and Church of the Nazarene, that contribute food and money to People for People and direct persons to their facility.

The nearest shelter is located in Pasadena. Pasadena is located approximately 5 miles to the northwest of Rosemead.

Rosemead's housing element establishes a program for the City to coordinate with local social service providers to address the homeless needs. In addition, the City will amend its Zoning Ordinance to permit the development of transitional housing in multi-family residential zones within the time limit of the housing element. Such services should be located close to services, and to permit emergency shelters in commercial and industrial zones, subject to a conditional use permit.

STRATEGY: Rental Assistance Rental assistance is aimed at ensuring that lower income tenants do not pay more than 30-percent of their gross income on rent. Rosemead participates in HUD sponsored programs which provide direct rental subsidies to lower income households.

- Section 8 Rental Assistance Payments/Housing Vouchers This program extends rental subsidies to low-income families and elderly that spend more than 30-percent of their income on rent. The assistance represents the difference between the excess of 30-percent of the monthly income and the actual rent.

There is one program, known as the Housing Choice Voucher. Vouchers permit a tenant to locate his or her own housing. They permit participants to rent units which exceed the federally determined fair market rent, provided the tenant pays the extra rent increment above the fair market rent. Certificates are more restrictive and require a family to accomplish specific goals. Rosemead contracts with the Los Angeles County Housing Authority to administer this program.

The goal for the 1989-1997 planning period was to continue subsidy to households, and extend assistance to 20 additional households. There are currently 281 lower income households receiving HUD-sponsored tenant-based vouchers.

Rosemead estimates that it will secure an additional 20 rental vouchers over the planning period.

STRATEGY: Increased Home Ownership Opportunities Owning a home is usually not an option for lower income households. Although for-sale housing costs in Rosemead are some of the lowest in the region, incomes are also low. This creates a situation where buying a home is beyond the financial means of most of the City's prospective homebuyers. Therefore, the City will pursue the following programs to help facilitate home ownership opportunities:

- Mobile Home Park Program There are currently twelve trailer and mobilehome parks in Rosemead. Most of the parks are older, located on major arterial roadways, and are inadequate to marginal in condition. Several park owners have requested to convert the parks into other uses. Rosemead finds that

mobilehome parks are an important part of low-income housing. Therefore, the City will develop a mechanism to ensure that tenants receive adequate noticing of a public hearing by the owners and notices of available programs.

Mobilehome park owners shall be required to file a report on the impact(s) of park closure upon the displaced residents, to identify replacement housing, and to determine relocation costs. Copies of the report will be given to mobilehome park residents at least 15 days prior to the hearing on the park closure.

The legislative body will also review the report and may require a condition to mitigate any adverse impacts of the conversion. Mitigation measures may include any of the following:

- A reasonable complete and current list of vacant and available mobilehome park spaces within a 20-mile radius.
- Full or partial payment by the property owner for relocation of mobilehomes to another park.
- Right of first refusal by the residents to purchase the park and all improvements.
- Option of long-term lease on the land and purchase of the improvements.
- Purchase of the mobilehome by the property owner for tenants that cannot be relocated to parks in the area at a price mutually agreed upon by tenant and property owner.

City staff will inform the applicant of these provisions in writing at least 30 days prior to acting on the application. Staff will also meet with park tenants to provide outreach regarding the availability of housing assistance programs. Applicable programs include low cost senior citizen housing, rent subsidies, and the Mobilehome Park Assistance Program.

- Mobile Home Park Assistance Program (MPAP) This program is offered by the State Department of Housing and Community Development. It provides financial and technical assistance to mobilehome park residents who wish to purchase their mobilehome parks and convert the parks to resident ownership.

Loans are made to low-income mobilehome park residents, or to organizations formed by the park residents, to own and/or operate their mobilehome parks. Then the residents control their own housing costs. Loans are limited to 50-percent of the purchase price plus the conversion costs. They are awarded by the State on a competitive basis. Applications must be completed by the residents and a local public entity as co-applicants.

The City will serve as co-applicant for any resident organizations applying to the State for funding. This is an important program to allow tenants to maintain control over housing costs. An outreach program will be conducted within one year of the housing element's adoption to advertise the availability of this program.

- HOME Ownership Program A portion of the City's HOME dollars can be used to fund a home ownership program using HOME funds. Such a program would be modeled on the City's Redevelopment Agency program, but targeted at households below 80% of median income. Such a program would have a recapture and/or equity share component. Rosemead is currently developing such a program, modeled on the existing Agency Home Ownership program, for adoption in early 2001.
- Single Family Mortgage Revenue Bonds Mortgage revenue bonds are issued by the County to support the development of single family housing for low- and moderate-income households. Single-family mortgage revenue bonds are used to finance the purchase of owner-occupied homes. Proceeds from the bond sales are used to make mortgage loans to qualified low- and moderate-income buyers. The bonds are serviced and repaid from the mortgage payments made by the property owners. Rosemead will market the availability of these funds.
- Reverse Mortgage Program The most substantial asset of most elderly home owners is their home. This asset usually increases significantly in value with inflation. Although this provides a rich asset base, many elderly homeowners become income poor upon retirement and a fixed income. This constraint is amplified when one adds increased home maintenance repairs with the house's age, rising utility costs, insurance and taxes. The result is that these costs are deferred creating an unsafe and often depressing living environment.

One alternative is for elderly homeowners to draw needed funds from the accumulated equity in their homes through a reverse mortgage. A reverse mortgage is a deferred payment loan or a series of such loans with the home pledged as security. Most reverse mortgage programs permit homeowners to borrow up to 80-percent of the assessed value of their property. They can receive needed principal of up to 25-percent of the loan, and then receive monthly annuity payments for the life of the loan.

Qualification for the loan is based primarily on property value. This allows an elderly homeowner on a fixed income to receive a loan for which they would not otherwise qualify. The City will work with existing social service groups on establishing a reverse mortgage program for seniors.

Social service groups could facilitate the initiation of the loans as follows:

- Provide education and counseling services to seniors interested in pursuing a reverse mortgage.
- Work with local lending institutions, which currently provide these loans to gain a thorough understanding of the application process.
- Work with the seniors to complete the loan applications and assist in providing any other necessary information to the bank.

STRATEGY: Equal Housing Opportunity Rosemead desires to make adequate provision for the housing needs of all economic segments of the community. Therefore, the housing program will promote housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical disability. This component entails ways and means to promote more equal housing opportunity.

- **Equal Housing Opportunity Services** Rosemead contributes funds from the CDBG program for, and cooperates with, the San Gabriel Fair Housing Council. Their services include enforcing fair housing laws, discrimination response, landlord-tenant relations, housing information and counseling, and community education programs.

The City refers tenants to the Fair Housing Council that are displaced as a result of code enforcement of illegal conversions. They also periodically advertise the services they offer. Rosemead will continue to support and promote the Fair Housing Council to assure unrestricted access to housing in the community.

Table 39
Housing Program Summary

Housing Program	Program Objective	Funding Source	Responsible Agency	Time Frame
Preservation and Enhancement of Existing Housing Stock				
1. Low Interest Loan Program	Provide rehabilitation loans to 14 households	CDBG, HOME	Community Development	1998-2005
2. Deferred Loan Program	Provide rehabilitation loans to 25 households	CDGB, HOME redevelopment funds	Community Development	1998-2005
3. Rebate Program	Provide 15 rebates	CDBG	Community Development	1998-2005
4. Handyman Program	Provide 240 grants and 10 Emergency grants	CDBG	Community Development	1998-2005
5. Code Enforcement	Improve housing conditions and overcrowding	CDBG	Community Development / Building & Safety	1998-2005
Production of Affordable Housing				
6. Direct Housing Construction	72 Senior Units	Redevelopment Funds, CDBG, HOME	Redevelopment Agency / RHDC	1998-2005
7. Land Assemblage	Facilitate new construction of affordable housing	Redevelopment funds, CDBG	Community Development / Redevelopment Agency	1998-2005
8. Density Bonus	Encourage use by informing residential applicants of density bonus options	City General Funds as necessary	Planning Department	1998-2005
9. Non-Profit Construction	Support the formation of a non-profit corporation by providing technical assistance and seed monies	Redevelopment funds for seed money, HOME	Community Development	1998-2000
10. Sites for Homeless Shelters / Transitional Housing	Work towards development of a transitional housing facility / emergency shelter through outreach to social service providers and through revisions to the Zoning Ordinance	City General Fund	Planning Department	1998-2005

Housing Program	Program Objective	Funding Source	Responsible Agency	Time Frame
Rental Assistance				
11. Section 8 Assistance Payment / Housing Vouchers	Subsidy to an additional 20 households	HUD/Los Angeles County Housing Authority	Community Development / Los Angeles County Housing Authority	1998-2005
Increased Home-Ownership Opportunities				
12. Mobilehome Park Program	Develop mechanism to provide notification and relocation assistance to park residents and provide program outreach	General Fund	Planning Department / Community Development	1998-2005
13. Mobilehome Park Assistance	Advertise program availability and serve as co-applicant for State funding	General Fund / HCD	Community Development	2000-2005
14. Home Owners	Work with local housing authority / non-profit groups to provide equity partnerships	RHDC, HOME	Community Development	1999-2005
	Investigate possibility of participating in County Mortgage Credit Certificate Program			2001-2005
15. Single-Family Mortgage Revenue Bonds	Market availability of bond financing	Revenue Bonds	Community Development / CDC	1998-2005
16. Reverse Mortgage Program	Coordinate with social service groups and lending institutions to facilitate initiation of a reverse mortgage program and provide educational outreach to seniors	None Necessary	Community Development	1998-2005
Equal Housing Opportunity				
17. Equal Housing Opportunity Services	Provide tenant / landlord counseling, housing discrimination response, and housing related services	CDBG	Community Development / San Gabriel Fair Housing Council	1998-2005

1998-2005 Program Action Summary:

Potential Housing Units that can be Constructed:

211 Very Low Income
180 Low Income
292 Moderate Income
284 Upper Income
967 Total Units

Total RHNA Need: 776**Housing Units to be Conserved:** None at-risk**Housing Units to be Rehabilitated:** 304 Units**Housing Units to be Subsidized:** 301 Households

1998-2005 Totals

Income Category	New Construction	Rehabilitation	Conservation
Very Low Income	211	176	0
Low-Income	180	95	0
Moderate Income	292	30	0
Above Moderate	284	0	0

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APPENDIX

Site Inventory of Vacant And Underutilized Lots

Land Use Designations

City of Rosemead

Residential Site Inventory--Vacant Lots

Zone	Address	Sq. Ft.	Potential Dwelling Units
R-1	9206 Glendon Way	17,440	3
PO-D	8828 Glendon Way	23,904	15
R-1	2216 Gladys	6,850	1
R-1	2422 Gladys	6,850	1
R-2	7665 Graves	27,649	4
R-2	7430 Fern	7,000	1
R-2	7550 Hellman	7,500	1
R-2	3324 Evelyn	9,200	2
R-3	4117 Walnut Grove	14,400	9
R-2	3034 Brighton	7,000	1
R-2	3217 Isabel	9,200	2
R-2	3054 Gladys	8,300	1
R-2	3219 Charlotte	7,500	1
R-2	8470 Mission	24,400	4
R-1	8710 Mission	103,670	17
R-1	8601 Mission	139,830	23
R-2	8942 Newby	8,078	1
R-1	3711 Ellis Lane	14,850	2
R-1	8780 Guess	6,000	1
R-1	8761 Guess	6,000	1
R-1	8766 Guess	6,000	1
R-1	8774 Guess	6,000	1
R-1	8767 Guess	6,000	1
R-1	8750 Guess	6,000	1
	Totals	479,621	95

479,621 Sq Ft Divided by 43,560 (sq ft per acre) = 11.01 Acres

City of Rosemead

Residential Site Inventory--Underutilized Residential Parcels

Zone	Address	Sq. Ft.	Potential Dwelling Units
R-1	4814 Muscatel	25,960	1
R-1	3723 Muscatel	17,385	2
R-1	3818-20 Muscatel	3,960	2
R-1	3811 Ivar	20,180	2
R-1	4047 Rio Hondo	18,300	2
R-1	4324 Rio Hondo	21,750	2
R-1	3915 Rio Hondo	17,585	2
R-1	9414 Pitkin	14,000	1
R-1	9427 Pitkin	12,000	1
R-1	4314 Encinita	15,000	1
R-2	7640 Garvalia	19,436	1
R-2	7617 Graves	12,570	1
R-1	2704 Stingle	16,717	2
R-1	9602 Steele	12,090	1
R-1	9349 Guess	17,500	2
R-1	9328 Guess	17,500	2
R-2	8610 Fern	13,783	2
R-1	9318 Ralph	17,500	2
R-1	9504 Ralph	12,750	1
R-1	9527 Ralph	11,895	1
R-1	9125 Marshall	12,000	1
R-1	9243 Marshall	12,000	1
R-1	3914 Delta	17,000	1
R-2	3335 Angelus	15,000	1
R-2	7926-30 Whitmore	18,600	1
R-1	3015-47 Sullivan	20,648	1
R-1	3055 Sullivan	14,389	1
R-1	3123 Sullivan	17,867	2
R-1	3027 Sullivan	17,592	2
R-1	3160 Rosemead Place	17,550	2
R-1	3136-40 Rosemead Place	17,550	1
R-1	3102 Rosemead Place	17,550	1
R-1	3034-40 Rosemead Place	17,550	1
R-2	3149 Willard	18,670	2
R-2	3141 Willard	25,000	3
R-2	3333 Delta	17,500	1
R-2	2412 Strathmore	14,931	1
R-2	2504 Falling Leaf	18,320	2
R-1	3353-51 Falling Leaf	18,914	1

Zone	Address	Sq. Ft.	Potential Dwelling Units
R-1	3337-39 Falling Leaf	18,914	1
R-1	3139 Falling Leaf	18,576	2
R-1	3107 Burton	14,256	1
R-1	3436 Burton	15,300	1
R-1	3045 Bartlett	16,060	2
R-1	3424 Bartlett	14,625	1
R-1	3156 Bartlett	16,500	1
R-1	3134 Bartlett	19,910	2
R-1	3122 Bartlett	19,910	2
R-1	3201 Muscatel	17,820	2
R-1	3342 Muscatel	20,900	2
R-1	3322 Muscatel	16,940	1
R-1	3107 Ivar	14,472	1
R-1	3365 Ivar	22,247	3
R-1	3335 Ivar	19,950	2
R-1	8929 Emerson Place	19,920	2
R-1	8925 Cortada	16,000	1
R-2	7534 Columbia	17,400	2
R-2	7542 Columbia	13,500	1
R-2	7550 Columbia	13,500	1
R-2	7760 Columbia	12,600	1
R-2	7704 Hellman	13,188	1
R-2	3256 Hellman	17,040	2
R-2	3248 Stevens	14,910	1
R-2	3219 Prospect	15,037	1
R-2	3320 Prospect	15,087	1
R-2	3044 Isabel	13,678	1
R-2	3140 Isabel	12,276	1
R-2	3126 Isabel	12,276	1
R-2	3114 Jackson	12,276	1
R-2	7554 Whitmore	15,000	1
R-2	3130 Whitmore	23,000	3
R-2	3124 Evelyn	13,800	1
R-2	3234 Evelyn	14,630	1
R-2	3226 Evelyn	23,920	2
R-2	3340 Evelyn	18,492	2
R-3	4503 Walnut Grove	15,246	1
R-3	4443 Walnut Grove	21,550	1
R-3	4225 Walnut Grove	14,202	8
R-3	4151 Walnut Grove	43,996	1
R-3	4127 Walnut Grove	14,200	1
R-3	4121 Walnut Grove	14,200	1
R-3	4111 Walnut Grove	14,200	5
R-3	4107 Walnut Grove	7,089	1
R-3	4103 Walnut Grove	21,344	2

Zone	Address	Sq. Ft.	Potential Dwelling Units
R-3	4100 Walnut Grove	11,148	4
R-3	4029 Walnut Grove	23,958	10
R-3	4021 Walnut Grove	7,075	2
R-3	4521 Muscatel	5,086	2
R-3	4529 Muscatel	5,056	2
R-3	4324 Muscatel	34,390	10
R-3	8815 Mission	36,459	8
R-3	3943 Gernert	8,750	1
R-3	3939 Gernert	13,125	4
R-3	3938 Gernert	7,028	3
R-3	3946 Gernert	7,028	3
R-3	3859 Rosemead	18,730	11
R-3	3821 Rosemead	20,347	13
R-3	3817 Rosemead	6,300	3
R-3	3809 Rosemead	8,013	2
R-3	3727 Rosemead	20,908	3
R-3	3717 Rosemead	20,037	3
R-3	3711 Rosemead	6,570	1
R-3	3707 Rosemead	6,570	1
R-3	3914 Rosemead	14,560	3
R-3	3866 Rosemead	22,545	4
R-3	3862 Rosemead	14,083	6
R-3	3848 Rosemead	7,540	2
R-3	9001 Ralph	9,136	2
R-3	9016 Ralph	8,272	2
R-3	3830 Rosemead	11,745	6
R-3	3824 Rosemead	17,212	10
R-3	3816 Rosemead	9,686	5
R-3	3808 Rosemead	9,686	4
R-3	3722 Rosemead	17,268	6
R-3	3718 Rosemead	12,829	2
R-3	3700 Rosemead	8	2
R-3	7419 Hellman	9,000	8
R-3	7423 Hellman	8,000	4
R-3	7427 Hellman	10,000	6
R-3	7435 Hellman	9,000	10
R-3	7437 Hellman	9,000	4
R-3	7535 Hellman	12,000	14
R-3	7543 Hellman	6,750	6
R-3	7545 Hellman	11,250	2
R-3	7551 Hellman	9,000	10
R-3	7265 Hellman	10,000	10
R-3	7569 Hellman	6,000	4
R-3	3415 Jackson	5,400	4
R-3	3419 Jackson	5,400	4

Zone	Address	Sq. Ft.	Potential Dwelling Units
R-3	3416 Jackson	5,940	4
R-3	3412 Jackson	5,940	4
R-3	7611 Hellman	5,152	4
R-3	7617 Hellman	18,400	16
R-3	7623 Hellman	8,600	4
R-3	7631 Hellman	8,500	8
R-3	7635 Hellman	8,530	2
R-3	7637 Hellman	8,530	2
T-3	7701 Hellman	18,000	14
R-3	7723 Hellman	13,500	10
R-3	7727 Hellman	13,500	10
R-3	7725 Hellman	13,500	14
R-3	7733 Hellman	7,000	6
R-3	7741 Hellman	8,000	8
R-3	7745 Hellman	8,000	8
R-3	2730 New Avenue	6,982	6
R-3	2728 New Avenue	6,982	6
R-3	2712 New Avenue	6,982	6
R-3	2706 New Avenue	6,982	4
R-3	2702 New Avenue	6,982	6
R-3	2642 New Avenue	6,522	8
R-3	2640 New Avenue	5,897	2
R-3	2634 New Avenue	5,897	2
R-3	2622 New Avenue	6,139	2
R-3	2614 New Avenue	6,154	2
R-3	7414 Fern	3,360	1
R-3	2530 New Avenue	6,150	3
R-3	2536 New Avenue	6,150	3
R-3	2522 New Avenue	9,450	5
R-3	2516 New Avenue	9,450	4
R-3	2506 New Avenue	5,200	2
R-3	7403 Garvalia	5,200	1
R-3	7406 Garvalia	7,125	1
R-3	2486 New Avenue	7,125	1
R-3	2482 New Avenue	5,510	2
R-3	2476 New Avenue	5,035	2
R-3	2464 New Avenue	8,074	1
R-3	2458 New Avenue	9,120	1
R-3	2456 New Avenue	5,200	1
R-3	2444 New Avenue	9,120	4
R-3	2438 New Avenue	35,340	3
R-3	2718 Walnut Grove	21,700	9
R-3	2714 Walnut Grove	15,500	4
R-3	2706 Walnut Grove	21,700	2
R-3	2700 Walnut Grove	19,220	2

Zone	Address	Sq. Ft.	Potential Dwelling Units
R-3	2626 Walnut Grove	81,840	22
R-3	2620 Walnut Grove	20,460	7
R-3	2614 Walnut Grove	20,460	4
R-3	2730 Walnut Grove	37,200	8
R-3	2147 Angeles	6,166	2
R-3	2143 Angeles	6,158	2
R-3	8301 Keim	8,250	2
R-3	8307 Keim	8,250	2
R-3	8302 Keim	5,720	1
R-3	8308 Keim	5,810	1
R-3	8314 Keim	5,840	1
R-3	8320 Keim	6,180	2
R-3	7601 Hellman	9,968	3
Total		2,592,019	623

2,592,019 Sq Ft Divided by 43,560 (sq ft per acre) = 59.50 Acres

City of Rosemead

Residential Site Inventory--Residential Development Potential in PO Zone

Zone	Address	Sq. Ft.	Existing Units	Potential Dwelling Units
PO-D	8837 Glendon	15,444	10	0
PO-D	8843 Glendon	30,680	18	2
PO-D	8903 Glendon	15,454	9	1
PO-D	8909 Glendon	15,454	2	8
PO-D	8915 Glendon	15,454	8	2
PO-D	8921 Glendon	15,454	9	1
PO-D	8927 Glendon	15,454	9	1
PO-D	9228 Glendon	20,330	7	0
PO-D	3500 Hart	7,360	0	4
PO-D	8852 Marshall	16,351	9	1
PO-D	8858 Marshall	17,859	18	10
PO-D	8902 Marshall	15,454	9	1
PO-D	8908 Marshall	15,454	10	0
PO-D	8914 Marshall	15,454	8	2
PO-D	8920 Marshall	15,454	2	8
PO-D	8926 Marshall	13,970	1	8
PO-D	9211 Ramona	16,470	1	8
PO-D	9117 Ramona	16,552	2	9
PO-D	9223 Ramona	17,146	2	9
PO-D	9233 Ramona	24,393	2	14
PO-D	9243 Ramona	7,268	1	3
PO-D	9249 Ramona	7,426	0	4
PO-D	9253 Ramona	7,900	2	3
PO-D	9259 Ramona	7,072	1	3
PO-D	9303 Ramona	11,025	1	6
PO-D	9317 Ramona	38,780	12	13
PO-D	9335 Ramona	33,000	3	19
PO-D	9343 Ramona	33,950	1	21
PO-D	9349 Ramona	13,300	1	7
PO-D	9355 Ramona	6,370	1	3
PO-D	3511 Rio Hondo	8,780	1	4
PO-D	3515 Rio Hondo	5,527	1	2
PO-D	3733 Rosemead	18,295	0	0
PO-D	3907 Rosemead	26,720	0	0
PO-D	3919 Rosemead	12,632	11	0
PO-D	3925 Rosemead	20,420	0	0
Totals		594,106		177

594,106 Sq Ft Divided by 43,560 (sq ft per acre) = 13.64 Acres

ZONE	LAND USE	LOT COVERAGE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	LANDSCAPE	PARKING & GARAGE	BUILDING HEIGHT	FENCES
PO	Professional Office, Resid'l (Apt/Condos) Chapter 17.32 RMC	Not Applicable	Office= ➤ 10 feet Residential= ➤ See R-3	Office= ➤ Not applicable Residential= ➤ See R-3	➤ See Section 17.12.290 Otherwise= ➤ 20 feet	➤ 2 Percent of Parking Lot	Office=1 pkg spc/250 sq ft Residential= ➤ See R-3/Condo Back up= 25 feet Parking Angle= 90° Compact Cars= 25% of Lot	Maximum= ➤ 50 feet	Adjacent to R-1 or R-2= ➤ 6 feet
CBD	Central Bus. District (Office, Retail, & Restaurants) Chapter 17.48 RMC	Min width= ➤ 50 feet Min Lot Area= ➤ 5000sf	Adjacent to R-1 or R-2= ➤ 6 feet	➤ See Section 17.12.290 Otherwise= ➤ 0 feet (up to property line)	➤ See Section 17.12.290 Otherwise= ➤ 0 feet (up to property line)	➤ 3 Percent of total parcel	➤ 1 pkg space per 250 sf Loading=1Pkg spc/6000 sf Restaurant= ➤ 1 pkg space per 100 sf Back up= 25 feet Parking Angle= 90° Compact Cars= 25% of lot	Not Applicable	Adjacent to R-1 or R-2= ➤ 6 feet
C-1	Neighborhood Commercial (Office, Retail, No Restaurant) Chapter 17.36 RMC	Not Applicable	50 feet from the center of the street	➤ See Section 17.12.290 Otherwise= ➤ 0 feet (up to property line)	➤ See Section 17.12.290 Otherwise= ➤ 0 feet (up to property line)	➤ 2 Percent of Parking Lot	➤ 1 pkg space per 250sf Loading= ➤ 1 pkg space per 6000sf Back up= 25 feet Parking Angle= 90° Compact Cars= 25% of lot	Maximum= ➤ 35 feet	Adjacent to R-1 or R-2= ➤ 6 feet
C-3	Medium Commercial (Office, Retail, Restaurant) Chapter 17.44 RMC	Not Applicable	50 feet from the center of the street	➤ See Section 17.12.290 Otherwise= ➤ 0 feet (up to property line)	➤ See Section 17.12.290 Otherwise= ➤ 0 feet (up to property line)	➤ 2 Percent of Parking Lot	➤ 1 pkg space per 250sf Loading=1 spc per 6000sf Restaurant= ➤ 1 pkg space per 100 sf Back up= 25 feet Parking Angle= 90° Compact Cars= 25% of lot	Maximum= ➤ 75 feet	Adjacent to R-1 or R-2= ➤ 6 feet
M-1	Light Manuf. (Comm'l, Indust'l, Warehouse) Chapter 17.56 RMC	Not Applicable	Not Applicable	➤ See Section 17.12.290 Otherwise= ➤ 0 feet (up to property line)	➤ See Section 17.12.290 Otherwise= ➤ 0 feet (up to property line)	➤ 3 Percent of Total Parcel	Office=1 pkg spc per 250sf Loading= 1spc per 6000sf Industrial= 1 spc per 400sf Storage= 1 spc per 1000sf Back up= 25 feet Parking Angle= 90° Compact Cars= 25% of lot	Maximum= ➤ 75 feet	➤ See Section 17.56.070
P	Parking (Parking, Existing Residential) Chapter 17.68 RMC	Not Applicable	Existing Homes= ➤ See R-2 Home Expansion = ➤ See R-2 Parking=No Req'mts	Existing Homes= ➤ See R-2 Home Expansion = ➤ See R-2 Parking=No Req'mts	Existing Homes= ➤ See R-2 Home Expansion = ➤ See R-2 Parking=No Req'mts	Comm'l Prop= ➤ See C-3 Resid'l Prop= ➤ See R-2	Commercial Property= ➤ See C-3 Residential Property= ➤ See R-2	Commercial Property= ➤ See C-3 Resid'l Prop= ➤ See R-2	Commercial Property= ➤ See C-3 Resid'l Prop= ➤ See R-2

CUP -- "Conditional Use Permit"

DU -- "Dwelling Unit"

SF -- "Square Feet"

FAR -- "Floor Area Ratio"

PD -- "Planned Development"

CITY OF ROSEMEAD--"ZONING AT A GLANCE"

ZONE	LAND USE	LOT COVERAGE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK	BETWEEN BUILDINGS	PARKING & GARAGE	BUILDING HEIGHT	FENCES
R-1	Single-Family Chapter 17.16 RMC	FAR= 45% Width= 50 feet Min lot Area/Density= > 6000 sf/DU Min. living Area= > 1000 sq ft Rear Yard=50% CUP= Over 2500sf	Dwelling Unit= > 20 feet Garage= > 25 feet	1st Story= > 5 feet 2nd Story= > 10 feet Corner Property= > 10 feet Detached Garage= > 5 feet	Depth= 25 feet or 20% >5 Bdrms & over 2000 sf= 35 feet Detached Garage= > 5 feet Attached Garage= > 15 feet	Living Units= > 20 feet Nonliving Units= > 6 feet	<2000 sf= > 2-Car Garage/DU >5 Bdrms & Over 2000 square feet= > 3-Car Garage/DU Back up= > 25 feet	30 feet or Two (2) Stories	Front= 4 feet Side/Rear= 6 feet Corner Property= (Side facing street) > 4 feet
R-2	Light Multi-Family Chapter 17.20 RMC	FAR= 45% Width= 50 feet Min lot Area/Density= > 4500 sf/DU Max Lot Area= > 6000 sf/DU Min Living Area= > 750 sf Rear Yard= > 50% of lot CUP= Over 2500 sf	Dwelling Unit= > 20 feet Garage= > 25 feet	1st Story= > 5 feet 2nd Story= > 10 feet Corner Property= > 10 feet Detached Garage= > 5 feet	Depth= 20 feet or 20% >5 Bdrms & over 2000 sf= 35 feet Detached Garage= > 5 feet Attached Garage= > 10 feet	Living Units= > 20 feet Nonliving Units= > 6 feet	<2000 sf= > 2-Car Garage/DU >5 Bdrms & Over 2000 square feet= > 3-Car Garage/DU Back up= > 25 feet	30 feet or Two (2) Stories	Front= 4 feet Side/Rear= 6 feet > 6 feet Corner Property= (Side facing street) > 4 feet
R-3	Medium Multi-Family Chapter 17.24 RMC	Min lvg area sq ft: > Bachelor=600 sf > 1-Bdrm= 650 sf > 2-Bdrm= 800 sf > +200 sq ft add'l Bdrm Min Lot reg/Density= > 1500 sf per DU Max Lot Area= > 5000 sf per DU Open Space= > 200 sq ft per DU	All Structures= > 15 feet Garage= > Cannot face street	> 10 feet Corner Property= > 15 feet Adjacent to R1/R2= > 15 feet	> 15 feet	Living Units= > 20 feet Nonliving Units= > 6 feet	Parking spaces per Dwelling Unit= 2.5 > 2 covered > .5 uncovered **Multiply 2.5 by # of units Driveway Width= > 26 feet Back up= > 25 feet	35 feet or Two and one-half (2.5) Stories	Front= 4 feet Side/Rear= 6 feet Corner Property= (Side facing street) > 4 feet
R-4 PD	Residen'l Dev'mts, Condos, Apts, Sgl Family Chapter 17.28 & 17.88 RMC	Minimum Bdrm sf: > 1-Bdrm= 900 sq ft > 2-Bdrm= 1100 sf > +200 sq feet per qdd'l Bedroom Width= 100 feet Min PD Area=1 Acre Min Condo Area= > 20,000 sf per DU	All Structures= > 15 feet Garage= > Cannot face street	> 10 feet Corner Property= > 15 feet Adjacent to R1/R2= > 15 feet	> 15 feet	Living Units= > 20 feet Nonliving Units= > 6 feet	Parking Spaces per Dwelling Unit= 4 > 2 covered > 2 uncovered **Multiply 4 by # of units Back up= > 25 feet	Not Applicable	Adjacent to R-1 & R-2= > 6 feet

CUP -- "Conditional Use Permit"

Resource Management Element



City of Rosemead General Plan

1.0 INTRODUCTION

1.1 State Requirements

The State requires every general plan to have an open space element (Section 65302(e)) and a conservation element (Section 65302(d)). The conservation element should serve to protect and maintain the State's natural resources and to prevent their wasteful exploitation and destruction. The open space element must include an inventory of private and public open space. In addition, the open space element must identify goals and policies for managing these open space areas, and specific measures to implement them as defined in the general plan.

The purpose of the open space component of the Resource Management Element is to guide and set a policy framework for the existing and future open space uses within the City of Rosemead. Open space is intended to encourage and contribute to the economic, social and physical health, safety and welfare of the City's residents. Open space should provide a variety of amenities by adding aesthetic relief to developed areas in addition to providing areas for active and passive recreation.

The Resource Management Element includes the components which are required in the open-space and conservation. The element also incorporates an updated version of the Parks and Recreation Element for the City. The Resource Management Element considers four major issue areas to be addressed by the General Plan and the goals and policies contained in this element. The issue areas include; natural resources, water resources, air resources, and recreational/open space resources.

1.2 Issues and Opportunities

The City of Rosemead is almost completely urbanized with few undeveloped parcels of land remaining. No rare or endangered plants and animal species are known or suspected to exist within the City. The soils do not contain any known mineral resources and there are no designated mineral resource areas in the City.

Open space in the City is generally limited to that which is normally found in an urban environment similar to that found in Rosemead. Private lawns, landscaping, and public open space in parks, playgrounds, and civic facilities make up the bulk of the City's open space. Two large areas of open space are located within the incorporated boundaries of the City: 1) the Southern California Edison easement which traverses the City from north to south, and 2) the Whittier Narrows Recreational Area, located in the southwestern portion of the City.

Water Resources: Water resources are limited to the groundwater basins that provide a local source of water to the City and the surrounding region. Rosemead is located above the San Gabriel Basin, a groundwater basin located in the San Gabriel Valley.

Local groundwater provides accounts for a major portion of the City's water supply. In recent years, groundwater resources in the United States have been contaminated with a variety of pollutants ranging from pesticides to industrial chemicals and solvents.

Air Quality: The air we breathe is the single most important resource to all life; man and animals can survive for days without food or water but only a few minutes without air. In the past, little concern was given to the airborne pollutants which seems to be the price for both the affluence and high standard of living Southern California residents enjoy.

The early 1970's marked the beginning of a new awareness and concern for the environment in general and the air we breathe in particular. The harmful effects of airborne pollutants became generally known with a better understanding of photochemical pollution, the type of air pollution common to Southern California.

Recreational and Open Space Resources: The City of Rosemead may have an ultimate population of between 45,000 to 55,000 persons if demographic trends remain constant and development occurs as

outlined in the Land Use Element. Standards for recommended park space vary; the National Parks and Recreation Association (NPRA) recommends a minimum of 2.5 acres of park space per 1,000 persons compared to the Southern California Association of Governments recommendation for a minimum of 4 acres per 1,000 persons. In addition, other standards recommend an optimal service area of certain types of parks which vary according to the particular standard. Based on the City's projected population of approximately 45,000 persons for the year 2000 (SCAG), the City will require a total of 112 acres of park land to meet the NRPA standards.

The above does not take into account the Whittier Narrows Dam Recreational Area, a 1,092 acre regional park located adjacent to the southeastern portion of the City. Significant recreational opportunities are offered to Rosemead's residents by this facility. Approximately 25 percent of the City's residents live within a 1-mile radius of the park and approximately 80 percent of Rosemead's residents live within a 2-mile radius.

The City is fortunate to be centrally located in a region with several recreational facilities which serve the entire basin, as shown in Figure RM-1. In addition to park and recreational facilities, thirteen school sites have also been identified for recreational use by the City Parks and Recreation Department. The names, locations, and approximate acreages of the City owned and operated parks are shown in Table RM-1.

2.0 PROPOSALS

2.1 Recreational Facility Standards

A major issue area of the Resource Management Element concerns the availability of open space and parkland to residents of the City for passive and active recreation. The Resource Management Element will serve as a plan for the development of parkland and open space for recreational uses in the City of Rosemead.

Parks serve a variety of needs in the City of Rosemead and a classification is appropriate to understand the function of individual parks. In addition to providing a classification for parklands within the City, the Resource Management Element provides standards which may be applied to the categories of parks. Standards are important in clearly defining the function, characteristics, and facilities associated with a particular type of park. These same standards should also be flexible to allow for variability in parks which is characteristic of most communities. The following park standards contained in this element are specific to the City of Rosemead and apply to both existing and future parkland.

Regional Park: This category includes parks which are generally operated by large cities, a county, or a park district. Parks in this category generally exceed 200 acres and have a wide variety of facilities for a wide range of interests. The Whittier Narrows Recreation Area is an example of this type of park. This park has in excess of 1,000 acres and will continue to provide the residents of Rosemead and the surrounding region numerous recreational opportunities.

Community Park: A community park is broadly defined as a park which is over 10 acres in area, and because of the nature of facilities provided, serves between 10,000 to 30,000 residents, and has a service area ranging from one-half to one mile. Garvey Park and Rosemead Park are in this category of park.

Neighborhood Park: The service area of a "neighborhood park" generally corresponds to the service area of an elementary school. A neighborhood park should be large enough and have adequate facilities for active recreation including playgrounds and limited athletic facilities. Parks in this category are primarily designed to serve children and

adolescents. Neighborhood parks are between two to ten acres in area and have a service area ranging from one-quarter to one-half mile. Parks in the City of Rosemead in the category include Zapopan Park, Rosemead Community Center, and Delta Mission Park.

Mini-parks: Mini-parks are small parks under one acre in areas generally designed to serve preschool-aged children. These parks or "tot lots" have a very small service area.

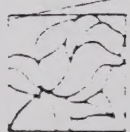
Specialty Park/Facility: The City of Rosemead maintains the three acre "Motorbike Park" which cannot be readily classified according to the previous criteria. Certain types of recreational uses are so distinct from other types of uses that typical standards may not apply. Other examples of specialty facilities include the pedestrian-bicycle trails proposed for the Edison easement right-of-way and along Alhambra Wash.

The policies contained in the Resource Management Element also provide for the continued shared use of selected school sites in the City. The State recognizes the relationship between school sites and their potential for recreational use. Education Code Section 35275 requires that school board meet with park and recreation officials to coordinate the design of new parks. School districts are also required to submit annual reports with the State Department of Education outlining any programs which involve school students using park facilities and the use of schools for recreational purposes. Education Code Section 39363.5 further requires that in cases where surplus school sites are disposed of, that first priority be given to park recreational purposes. The specific procedures required in the disposal of surplus school sites is found in Government Code, Section 54220. The policies contained in the Natural Resource Element encourage the continuation of the shared-use of school sites for recreational purposes.

Classification	Facility	Acreage	Service Area	Service Population
Regional Park	Whittier Narrows Rec. Area		City-wide	City-wide
Community Parks	Garvey park (F)	12	1/2-1 mile	10,000-30,000
	Rosemead Park (C)	20	1/2-1 mile	10,000-30,000
Neighborhood Parks	Zapopan Park (G)	6	1/4-1/2 mile	2,000-10,000
	Community Rec. Center (D)	3	1/4-1/2 mile	2,000-10,000
	Delta-Mission Park (A)	3	1/4-1/2 mile	2,000-10,000
Mini-Parks	Guess Park (B)	1/4	NA	500- 2,500
	Klingerman-Fairway Park (I)	1/2	NA	500- 2,500
	Triangle Park (J)	1/4	NA	500- 2,500
	Vestpocket Park (E)	1/3	NA	500- 2,500
	FERN SCHOOL	5		
Specialty Park/ Facility	Motorbike Park (H)	3	City-wide	City-wide
	Alhambra Wash Trail		City-wide	City-wide
	Edison Trail		City-wide	City-wide
School Playground	Emerson School (5) Fern School (9) Richard Garvey School (6) Janson School (11) Rice School (10) Rosemead High School (2) Savannah School (4) Shuey School (3) Willard School (7) Williams School (8) Encinita School (1) Duff School (12)			

* Letters or numbers in parentheses identify location of facility in Figure RM-1

TABLE RM-1 Inventory of Parkland and Recreational Facilities in Rosemead



City of Rosemead
General Plan

COTTON/BELAND/ASSOCIATES

-  Pedestrian Path/Bicycle Trail
-  Mini-Park
-  Neighborhood Park
-  Community Park
-  School Playground
-  Whittier Narrows Regional Park

Letters Identify City Parks & Recreation Facilities

Numbers Identify School Playgrounds

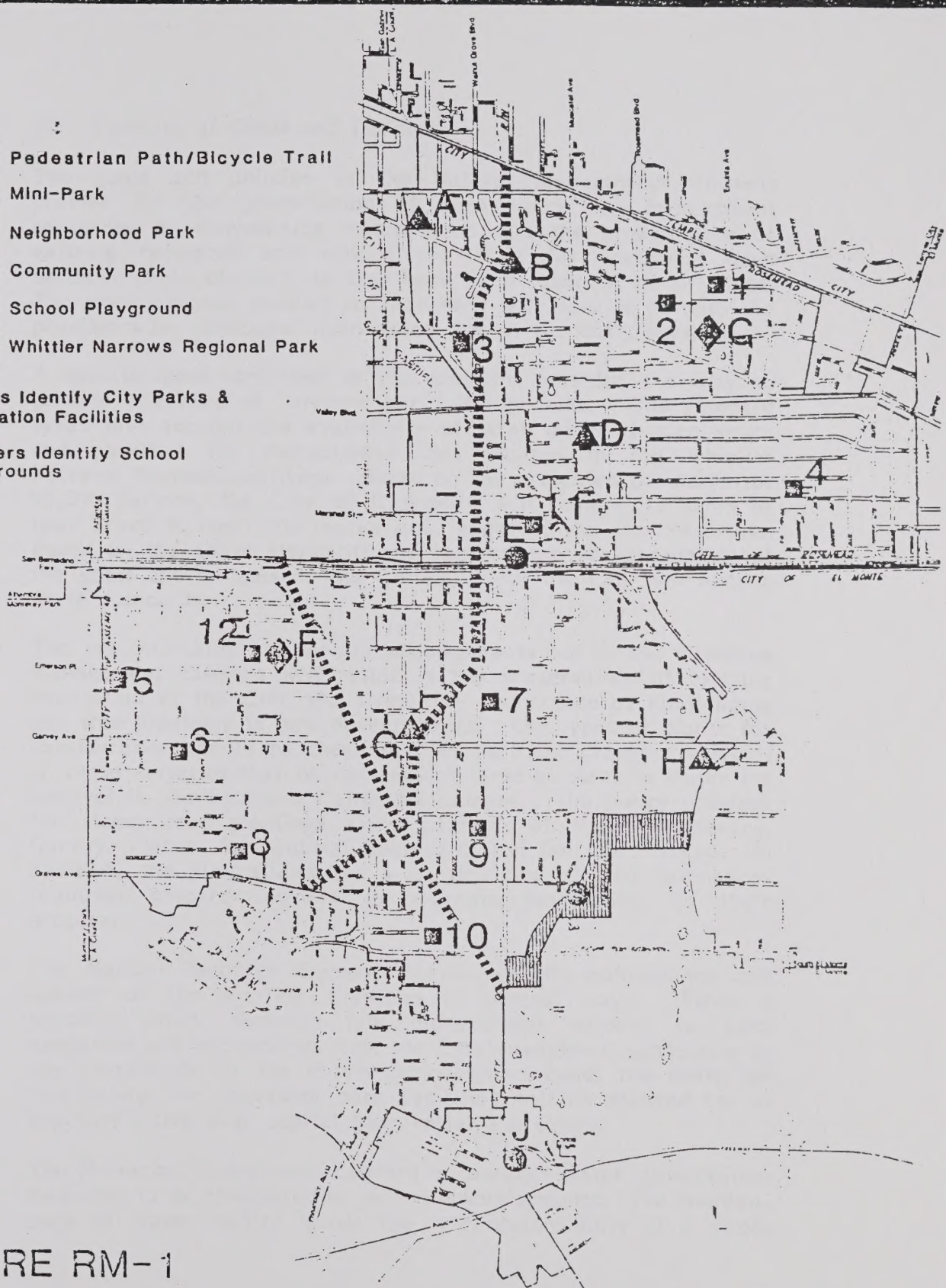
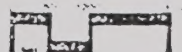


FIGURE RM-1
Parks and
Recreation Facilities



City of Rosemead
General Plan

COTTON/BELAND/ASSOCIATES



2.2 Summary of Goals and Policies

The goals and policies in the Natural Management Element provide for the preservation of open space and recreational resources by emphasizing maintenance and the preservation of existing resources and making provisions for additional open space in areas of the City that have been found to be deficient. The more difficult policies to implement will have to do with the provisions for additional open space due to the costs involved.

A specific goal contained in this element calls for the City to provide one acre of parkland per 1,000 persons. This standard takes into account the availability of large areas of open space and parkland for recreational uses located in the Whittier Narrows Recreational Area. Based on the projected population of 45,000 persons, the City of Rosemead will require 45 acres of open space to meet the recreational needs of the City residents. Based on the above standards and factors, the implementation of the goals and policies of the General Plan, the City will exceed these standards.

The implementation of certain policies contained in the Resource Management Element will result in the preservation of existing vegetation in the City and stress the importance of landscaping and tree plantings in new developments. The types of plants for consideration should be those species that are drought resistant or those varieties that do not require large amounts of water for survival in the Southern California climate. The policy provides for street tree plantings along portions of Valley Boulevard, Garvey Avenue, San Gabriel Boulevard, and Del Mar Avenue. In addition, the plan allows for a continuation of City ordinances requiring property owners to maintain landscaping on their property.

The Natural Resource Element emphasizes the maintenance and upkeep of the existing facilities in several ways. First, a specific policy supports law enforcement efforts to curb vandalism and recommends that the City's residents participate in the surveillance of the City's parks; and second, the costs for maintaining the upgrading park facilities will be planned for in the City's five year capital improvements program.

The Resource Management Element encourages water conservation measures to be considered in any new developments. The maintenance of water quality is not the sole responsibility of a single

agency or jurisdiction, but the collective responsibility of Federal, State, County, and local agencies in addition to the private users. In addition, other policies contained in the Rosemead General Plan will indirectly implement the goals and policies of maintaining and improving local water quality.

The Rosemead General Plan supports the efforts of the various governmental agencies and bodies responsible for the attainment and maintenance of clean air. The Plan recognizes the problem is regional in scope and the attainment of clean air in Southern California is beyond the means of any single city. The Natural Resource Element along with other elements contained in the General Plan, provide policies that reinforce those contained in the AQMP.

3.0 GOALS AND POLICIES

GOAL 1: CONTINUE TO ACQUIRE AND DEVELOP PARKS AND RECREATION FACILITIES AT THE NEIGHBORHOOD LEVEL IN ORDER TO ACHIEVE THE STANDARD OF ONE ACRE OF PARK SPACE PER 1,000.

Policy 1.1: Maintain the existing park areas within the City to the extent that they can continue to provide Rosemead residents the best possible recreational opportunities.

Policy 1.2: Continue to support the efforts of the Los Angeles County Sheriff Department in curbing vandalism of park property.

Policy 1.3: The costs of maintaining and improving park facilities within the City should be identified in the Capital Improvements Program.

Policy 1.4: Develop a pedestrian/bicycle trail system which would include the Alhambra Wash and the Edison Easement right-of-way.

GOAL 2: DEVELOP LANDSCAPING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT THAT WILL INCREASE THE GREENSPACE IN THE CITY.

Policy 2.1: Utilize landscaping and tree plantings along portions of Valley Boulevard, Garvey Avenue, San Gabriel Boulevard, and Del Mar Avenue.

Policy 2.2: Continue to require all commercial and industrial property owners to maintain landscaping on their property.

Policy 2.3: Require new developments within the City to incorporate landscaping into the overall site plan of the proposed projects.

**GOAL 3: AID IN THE CONSERVATION AND PROTECTION OF
WATER RESOURCES IN THE SOUTHERN CALIFORNIA
REGION.**

Policy 3.1: Encourage the conservation of water resources in residential, commercial, and industrial development.

Policy 3.2: The City will cooperate, to the degree necessary, with Federal, State and County Agencies, and jurisdictions, in the maintenance and improvement in the quality of local ground water.

**GOAL 4: ENCOURAGE THE IMPLEMENTATION OF MEASURES
WHICH WILL CONTRIBUTE TO REGIONAL EFFORTS TO
IMPROVE AIR QUALITY.**

Policy 4.1: Encourage energy conservation efforts and the incorporation of energy-saving designs and features into new and refurbished buildings.

Policy 4.2: Encourage public employees to follow energy conservation, procedures designed to reduce energy consumption.

1.0 INTRODUCTION

1.1 State Requirements

The State requirements governing the preparation of noise elements are the most specific in terms of required content and the methods used in the analysis and preparation. The goals and policies contained in the noise element are concerned with protecting residents from noise that might affect their health and welfare.

The Noise Element of a General Plan is a comprehensive program for including noise control in the planning process. It is a tool for local planners to use to achieve and maintain land uses compatible with environmental noise levels. The Noise Element identifies noise sensitive land uses and noise sources, and defines areas of noise impact for the purpose of developing programs to ensure that Rosemead residents will be protected from excessive noise intrusion. In addition, the Noise Element requires the consideration of any possible adverse impacts related to noise in future decision-making concerning future development. For this reason, the goals and policies in the Noise Element must be considered when implementing policies outlined in the Land Use Element.

The Noise Element follows the recently revised State guidelines in the State Government code Section 65302.1(f) and Section 46050.1 of the Health and Safety Code. Government Code, Section 65302.1(f) states that a noise element should be prepared according to guidelines established by the Office of Noise Control in the State Department of Health Services. The Government Code further requires that the noise element contain an analysis and quantification, "to the extent practicable", of existing and projected noise levels for the following:

- (1) Highways and freeways;
- (2) Primary arterials and major local streets;
- (3) Passenger and freight on-line railroad operations and ground rapid transit systems;
- (4) Commercial, general aviation, heliport, and military airport operations, aircraft overflights, jet engine test stands, and all other ground facilities and maintenance functions related to airport operation;
- (5) Local industrial plants, including, but not limited to railroad classification yards; and

- (6) Other ground stationary noise sources identified by local agencies as contributing to the community noise environment.

In addition, the Government Code, as amended January 1, 1985, provides some specific direction in the preparation of noise elements. Section 65302.1(f) states:

"Noise contours shall be shown for all of these sources and stated in terms of community noise equivalent level (CNEL) or day-night average level (Ldn). The noise contours shall be prepared on the basis of noise monitoring or following generally accepted noise modeling techniques for the various sources identified in paragraphs (1) to (6), inclusive.

The noise contours shall be used as a guide for establishing a pattern of land uses in the land use element that minimizes the exposure of community residents to excessive noise.

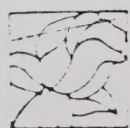
The noise element shall include implementation measures and possible solutions that address existing and foreseeable noise problems, if any. The adopted noise element shall serve as a guideline for compliance with the State's noise insulation standards."

The Rosemead General Plan Noise Element quantifies the community noise environment in terms of noise exposure contours for both near and long-term levels of growth and traffic activity. The information will become a guideline for the development of land use policies to achieve compatible land uses and provide baseline levels and noise source identification for local noise ordinance enforcement.

The technical analysis conducted in conjunction with the preparation of the Noise Element is included in the Background Report.



FIGURE N-2
Noise Element
Contour Map



City of Rosemead
General Plan

COTTON/BELAND/ASSOCIATES



1.2 Issues and Opportunities

The predominate noise sources in Rosemead involve mobile noise sources with vehicular traffic responsible for the majority of noise in the City. Other mobile noise sources include trains and aircraft from the nearby airport in El Monte. The major generators of noise which are responsible for much of the noise in the City include the following:

- Vehicular and rail traffic on the San Bernardino Freeway;
- Vehicular traffic on the Pomona Freeway;
- Rail traffic on/using the tracks that parallel the City's northern boundary; and
- Local and through traffic traveling on the major arterials in the City including Rosemead Boulevard, Valley Boulevard, San Gabriel Boulevard, Garvey Avenue, and Walnut Grove Boulevard.

Secondary stationary noise impacts originate from the operation of numerous park and school facilities located throughout the City. Some noise and vibration may also be generated from commercial and industrial activities located in the City though these stationary noise impacts will be outweighed by the traffic-related noise these activities generate.

2.0 PROPOSALS

2.1 Standards

Noise levels may be described using a number of methods designed to evaluate the "loudness" of a particular noise. The most commonly used units for measuring the level of sound is the decibel (dB), Equivalent Noise Level (Leq), and the Community Noise Equivalent Level (CNEL). The predominant sound level criteria in use in California at the present time utilizes the Equivalent Noise Level (Leq) and the Community Noise Equivalent Level (CNEL).

Decibel is the standard unit of measurement for the loudness of sound. It is difficult to describe the decibel measurement scale in terms that can be understood by most persons. The decibel unit of measurement employs a logarithmic scale which represents the logarithmic ratio of the average pressure of a measured sound to the weakest audible pressure a young ear can detect under ideal conditions. Every increase of 10 decibels represents a corresponding tenfold increase. For example, air increase in noise from 60 dB to 80 dB represents a hundredfold increase in sound energy between the two levels.

The Leq is the average of the sound level energy for a one-hour period and employs an A-weighted decibel correction which corresponds to the optimal frequency response of the human ear. The CNEL is based upon 24 one hour Leq measurements. The average noise levels for the late evening and early morning hours (the period between 10:00 PM and 7:00 AM are weighted 10 decibels. A decibel is a unit used for measuring the intensity of sound. Zero on the decibel scale represents the lowest limit of sound which can be heard by humans on up to those noise levels that can cause physiological damage to the inner ear (the ear drum may rupture at 140 dB).

Noise is known to have several adverse effects on people which has resulted in the establishment of criteria designed to protect persons from unwanted and potentially harmful effects of noise. The potential noise impacts on people include hearing loss, speech interference, sleep interference, physiological responses, and annoyance. The goals and policies of the Noise Element are designed to reduce the potential for noise related impacts on a variety of noise sensitive land uses.

Guidelines relative to land use and noise have been developed by a number of Federal and State agencies including the Environmental Protection Agency, Federal Highway Administration, Department of Housing and Urban Development, American National Standards

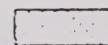
Institute, and the State of California. All of the guidelines established by the above agencies are based upon cumulative noise criteria such as LEQ, LDN, or CNEL. For purposes of establishing standards for noise exposure, the Noise Element will use the standards recommended by the Office of Noise Control, California Department of Health. The State of California noise/land use compatibility guidelines are provided in Figure N-1.

Figure N-1 categorizes the compatibility of specific noise levels with a range of land uses common to many cities. Exposure is indicated on a scale of 50 CNEL to 85 CNEL. For example, the normally acceptable level in single-family residential development generally ranges from 50 CNEL to 60 CNEL. It is important to note that State law now requires special noise insulation of new multiple-family dwellings constructed within an area identified as exceeding 60 CNEL.

The Noise Element established standards concerning land use noise compatibility and interior and exterior noise standards. Figure N-1 identifies the range of acceptable and unacceptable noise levels for a variety of land use categories. Table N-1 establishes standards for the maximum allowable interior and exterior noise levels for a range of uses common to Rosemead.

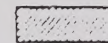
LAND USE CATEGORY	COMMUNITY NOISE EXPOSURE L _{dn} OR CNEL, dB					
	55	60	65	70	75	80
RESIDENTIAL - LOW DENSITY SINGLE FAMILY, DUPLEX, MOBILE HOMES						
RESIDENTIAL - MULTI FAMILY						
TRANSIENT LODGING - MOTELS, HOTELS						
SCHOOLS, LIBRARIES, CHURCHES, HOSPITALS, NURSING HOMES						
AUDITORIUMS, CONCERT HALLS, AMPHITHEATRES						
SPORTS ARENA, OUTDOOR SPECTATOR SPORTS						
PLAYGROUNDS, NEIGHBORHOOD PARKS						
GOLF COURSES, RIDING STABLES, WATER RECREATION, CEMETERIES						
OFFICE BUILDINGS, BUSINESS COMMERCIAL AND PROFESSIONAL						
INDUSTRIAL, MANUFACTURING UTILITIES, AGRICULTURE						

INTERPRETATION



NORMALLY ACCEPTABLE

Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.



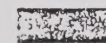
CONDITIONALLY ACCEPTABLE

New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning will normally suffice.



NORMALLY UNACCEPTABLE

New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.



CLEARLY UNACCEPTABLE

New construction or development should generally not be undertaken.

FIGURE N-1

Land Use Compatibility for Community Noise Environments



City of Rosemead General Plan

COTTON/BELAND/ASSOCIATES

SOURCE: California Office of Noise Control

LAND USE CATEGORIES		ENERGY AVERAGE CNEL	
CATEGORIES	USES	INTERIOR ¹	EXTERIOR ²
RESIDENTIAL	Single Family, Duplex, Multiple Family	45 ³	65
	Mobile Home	---	65 ⁴
COMMERCIAL INDUSTRIAL INSTITUTIONAL	Hotel, Motel, Transient Lodging	45	65 ⁵
	Commercial Retail, Bank Restaurant	55	---
	Office Building, Research and Development, Professional Offices, City Office Building	50	---
	Amphitheatre, Concert Hall Auditorium, Meeting Hall	45	---
	Gymnasium (Multipurpose)	50	---
	Sports Club	55	---
	Manufacturing, Warehousing, Wholesale, Utilities	65	---
	Movie Theatres	45	---
INSTITUTIONAL	Hospital, Schools' classroom	45	65
	Church, Library	45	---
OPEN SPACE	Parks	---	65

INTERPRETATION

- Indoor environment excluding: Bathrooms, toilets, closets, corridors.
- Outdoor environment limited to: Private yard of single family
Multi-family private patio or balcony which is served by a means of exit from inside.
Mobile home Park
Hospital patio
Park's picnic area
School's playground
Hotel and motel recreation area
- Noise level requirement with closed windows. Mechanical ventilating system or other means of natural ventilation shall be provided as of Chapter 12, Section 1205 of UBC.
- Exterior noise level should be such that interior noise level will not exceed 45 CNEL.
- Except those areas affected by aircraft noise.

TABLE N-1
Interior and Exterior
Noise Standards



City of Rosemead
General Plan

COTTON/BELAND/ASSOCIATES

2.2 Summary of Goals and Policies

Noise concerns should be incorporated into land use planning to reduce future noise and land use incompatibilities. This is achieved by establishing standards and criteria that specify acceptable limits of noise for various land uses throughout the City. These criteria are designed to integrate noise considerations into land use planning to prevent noise/land use conflicts. Table N-1 presents criteria used to assess the compatibility of proposed land uses with the noise environment. These criteria are the basis for the development of specific Noise Standards identified in the goals and policies. These Standards, found in Table N-3, presents the City policies related to land use and acceptable noise levels and will serve as the primary tool for insuring integrated planning for compatibility between land uses and outdoor noise.

The noise contour map, Figure N-2, identifies the noise levels that are expected to result from the future traffic volumes identified in the Circulation Element. The map indicates those areas that will be exposed to noise levels exceeding 60 dB. Specific policies in the Noise Element call for compliance with State law requiring multiple-family residential development exposed to noise levels that exceed 60 CNEL. In addition, the Noise Element calls for periodic evaluation of the Noise Element Contour map to insure it accurately reflects the noise environment. The noise contours identified in Figure N-2 depict traffic-related noise based on computer models rather than actual noise measurements. These noise contours are generalized in nature and are not intended to preclude noise analysis that may be required for a specific project.

The implementation of the goals and policies of the Noise Element will result in the reduction of noise levels from both transportation related sources and stationary sources.

Mitigation through the design and construction of a noise barrier (wall, berm, or combination wall/berm) is the most common way of alleviating traffic noise impacts and is considered an appropriate mitigation measure to reduce potential impacts from land uses generating noise. The implementation of the goals and policies contained in this Noise Element shall include the requirement of sound attenuation walls along freeways, railroad right-of-ways, and other significant noise sources. New residential development must employ sound barriers, when and where appropriate, at the time of construction with the costs borne by the developer. The effect of a noise barrier is critically dependent on the geometry between the noise source and the receiver. A noise barrier effect occurs when the "line of sight" between the source and receiver is penetrated by the barrier.

The most effective method to control community noise impacts from non-transportation noise sources is through application of the Community Noise Ordinance. The City should consider amending and adopting a new comprehensive community noise ordinance to help insure that City residents are not exposed to excessive noise levels from non-transportation noise sources. The noise Ordinance is designed to protect quiet residential areas from stationary noise sources with the noise levels encouraged by the ordinance typical of a quiet residential area.

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City of Rosemead
General Plan

INTRODUCTION

1.1 City of Rosemead

The City of Rosemead is a city of approximately 10,000 people located in the San Gabriel Valley. The city is a part of the Los Angeles Metropolitan Area and is situated in the San Gabriel Valley. The city is a part of the Los Angeles Metropolitan Area and is situated in the San Gabriel Valley. The city is a part of the Los Angeles Metropolitan Area and is situated in the San Gabriel Valley.

The City of Rosemead is a city of approximately 10,000 people located in the San Gabriel Valley. The city is a part of the Los Angeles Metropolitan Area and is situated in the San Gabriel Valley. The city is a part of the Los Angeles Metropolitan Area and is situated in the San Gabriel Valley. The city is a part of the Los Angeles Metropolitan Area and is situated in the San Gabriel Valley.

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Public Safety Element



City of Rosemead
General Plan

1.0 INTRODUCTION

1.1 State Requirements

The Public Safety Element is concerned with natural and man-made hazards which may affect the City. This Element specifically examines the potential risk from these hazards to the residents of Rosemead. The Public Safety Element is also concerned with identifying ways of reducing the risks, property damage, injuries, or loss of life in the event of a natural or man-made disaster.

The State of California General Plan Law and Guidelines was recently amended and some of those changes concern specific issues related to public safety. Prior to these changes made in 1985, State law required every general plan to have a Safety Element and a Seismic Safety Element or the required components of the two configured into existing or optional element. The recent changes have eliminated the requirement for a separate Seismic Safety Element, though the contents previously required must now be incorporated into an expanded Safety Element.

State law, as amended, requires that every safety element include the following components:

- ° The identification, mapping, and appraisal of seismic hazards which should be of concern including areas subject to liquefaction, ground-shaking, surface rupture, or seismic sea waves (Section 65302(f));
- ° An appraisal of mudslides, landslides, and slope stability which might occur as a result of a seismic disturbance (Section 65302(f)); and
- ° The identification of the potential for fires and other natural and man-made disasters and measures designed to reduce the loss of life, injury, and damage to property (Section 65302(i)).

The Public Safety Element meets the requirements of State law as it relates to the safety element.

1.2 Issues and Opportunities

The natural and man-made hazards which may impact the residents of Rosemead are identified in Table PS-1: Environmental Risk Assessment Framework. This table identifies the level of risk for each hazard and the geographical implications in the event of the actual occurrence of that particular event or episode.

Each potential hazard to the public safety and welfare has been assessed according to the following levels of risk:

1. Low Risk - The level of risk below which no specific action is deemed necessary. The occurrence of a specific event is unlikely.
2. Medium Risk - The level of risk above which specific action is required to protect life and property, though the probability of the event taking place is low to moderate.
3. High Risk - Risk levels are significant and occurrence of a particular emergency is highly probable or inevitable.

The "scope of risk" refers to the geographic area that could be potentially affected with the occurrence of one of the hazards. The scope of risk also includes three levels:

1. Local--The affected geographic area that is directly affected would be localized or site specific;
2. Citywide--The affected area would include a significant portion or all of the City; and
3. Regional--The affected area would include entire City of Rosemead and the surrounding region.

Policies identified in the General Plan identify the appropriate action necessary to protect life and property from those hazards with medium or high levels of potential risk.

In addition to the above, the State Office of Emergency Services (OES) has established three levels of emergency response to peacetime emergencies, which are based on the severity of the situation and the availability of local resources in responding to that emergency. The three levels of emergency response include the following:

Level 1: A minor to moderate incident wherein local resources are adequate in dealing with the current emergency.

Level 2: A moderate to severe emergency where local resources are not adequate in dealing with the emergency and mutual assistance would be required on a regional or statewide basis.

Level 3: A major disaster where local resources are overwhelmed by the magnitude of the disaster and State and Federal assistance are required.

Those hazards of greatest concern to the residents of the City of Rosemead is evident from the examination of the "level of risk" column in Table PS-1. General Plan goals and policies cannot prevent the occurrence of an earthquake though they can reduce the negative impacts associated with such an event. In terms of other potential hazards, general plan goals and policies can reduce the probability of their occurrence.

The Council on Intergovernmental Relations (CIR) Guidelines separates risk into three categories:

Acceptable Risk: The "level of risk" below which no specific action on the part of the government is deemed necessary or appropriate;

Unacceptable Risk: The "level of risk" above which specific action by the government is deemed necessary to protect lives and property; and

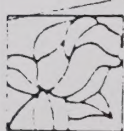
Avoidable Risk: Risk is not necessary because individual or public goals may be achieved at the same or less than the total cost by other means.

Policies have been developed within this context identify the necessary response on the part of the government to protect life and property from those hazards with unacceptable levels of risk. Specific proposals have not been indicated for those risks identified as "acceptable" and "avoidable" though these hazards are considered in long-range public safety planning.

There are two types of hazardous conditions: those resulting from the actions of man and those resulting from natural disaster. The hazards that are of concern to the residents of Rosemead include the following:

Environmental Hazard	Potential of Occurance			Scope of Risk			Emergency Response		
	Low	Medium	High	Local	City	Regional	Level I	Level II	Level III
Earthquake									
Surface rupture	●			●				●	
Liquefaction		●		●				●	
Ground-shaking			●		●	●		●	
Slope failure		●		●				●	
Tsunami	●								
Dam failure	●								
Landslide				●					
Flooding									
Local ponding		●		●			●		
50 year flood	●							●	
100 year flood	●							●	
Fire									
Industrial		●		●			●	●	
Chemical		●		●			●	●	
Gas main		●		●			●	●	
Subsurface	●			●			●	●	
High-rise		●		●			●	●	
Wildland	●							●	
Chemical Contamination									
Road spill		●		●			●	●	
Airborne		●		●				●	
Subsurface		●			●			●	
Radiological	●				●	●		●	●
Severe Airborne Pollution Episode			●			●		●	●
Major Accident									
Industrial	●			●			●	●	
Major road		●		●				●	
Aircraft		●		●				●	
Railway		●		●				●	
Water Shortage			●		●	●		●	●

TABLE PS-1
Environmental Risk
Assessment Framework



City of Rosemead
General Plan

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Geologic: The occurrence of a major earthquake in the Southern California region could result in a substantial loss of life, injury and property damage. Ground shaking and, to a lesser extent, liquefaction, would be responsible for the majority of the damage within the City of Rosemead; and

Fire: The most visible and frequently occurring type of public safety hazard concerns fire with the greatest potential hazard being primarily large structural and chemical fires.

Other potential hazards include chemical contamination due to an industrial accident or malfunction or a road spill resulting from the involvement of a vehicle transporting hazardous materials in a traffic accident.

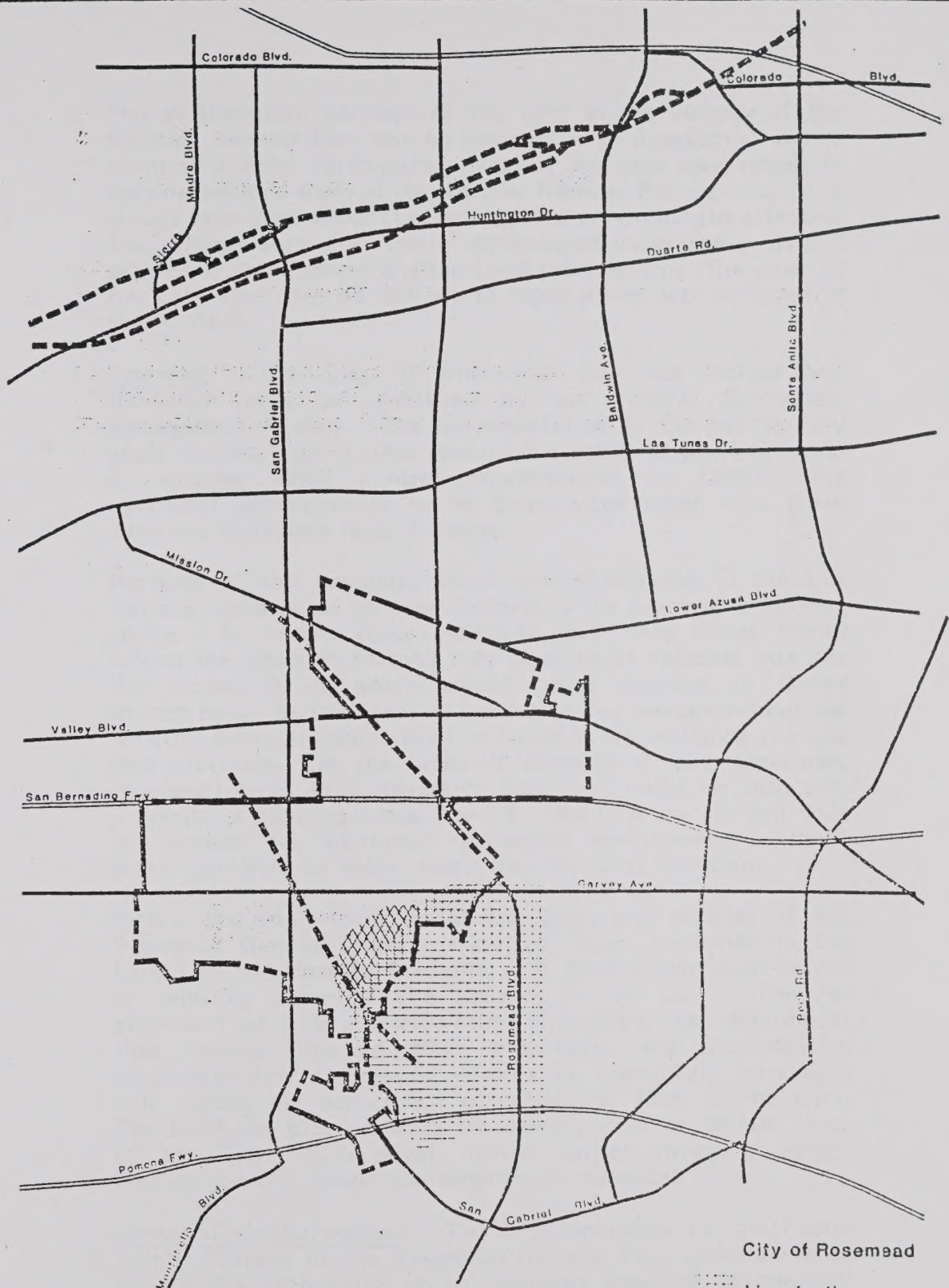
2.0 PROPOSALS

2.1 Environmental Risk

The implementation of the goals and policies of the City of Rosemead General Plan will not result in any additional or significant hazards beyond those facing the City at the present time. The Environmental Risk Assessment (Table PS-1) identifies the hazards which may impact the City and its residents. The risk assessment identifies the probability of a specific event occurring, the scope of risk identifies the geographic scale of the affected area, and finally the emergency response refers to the level of response required to provide adequate emergency services. The potential hazards, both man-made and natural, which may affect the residents of Rosemead include the following:

Seismic Hazards: There is a high degree of certainty that an earthquake of significant magnitude will occur and impact the City during the "planning period" of the Rosemead General Plan. An earthquake, related to faulting along the San Andreas Fault System, has been assigned a probability of occurring sometime in the next 30 years. This earthquake is expected to have a Richter magnitude in excess of 8.0. According to an analysis conducted by geologists, an earthquake of this magnitude would result in the greatest natural disaster in the history of the United States. Depending on the time of day, the earthquake would cause between 3,000 and 13,000 fatalities in the Southern California region. These are conservative estimates with others ranging between 20,000 and 50,000 fatalities. The implementation of the goals and policies contained in the Rosemead General Plan will have no effect on the probability of an occurrence though the adverse effects associated with such an event may be lessened.

Two major fault zones are located near the City including the Raymond Hill fault, approximately two miles to the north and the Whittier-Elsinore fault, located approximately five miles to the southeast. Two inactive fault traces traverse the City from the northwest to the southeast and generally correspond to the Alhambra Wash and Rubio Wash. The City is not included in an Alquist-Priolo Special Studies Zone since no active faults are known or suspected within the City. The locations of the fault traces and the Raymond Hill fault are indicated in Figure PS-1.



City of Rosemead

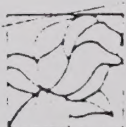
Liquefaction

Flood Hazard

Raymond Hill Fault Zone

Faults

FIGURE PS-1
Hazards



City of Rosemead General Plan

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The southwestern portions of the City in the vicinity of the Whittier Narrows Dam may be susceptible to liquefaction in the event of a major earthquake. Most of this area corresponds to the undeveloped areas of the Whittier Narrows Recreational Area though some development in planning area seven could be affected. The primary area will remain undeveloped under the goals and policies of this element and the Land Use Element. The areas of the City that may be subject to liquefaction are indicated in Figure PS-2.

Flooding: The City of Rosemead does not include any floodplain area as identified by the Federal Emergency Management Agency. The implementation of the policies and goals of this General Plan should not result in any alteration of existing flood control improvements or require any additional improvements to be constructed other than those designed to reduce local flooding.

Portions of the extensive flood control network in the Los Angeles basin could be overwhelmed in the event of a 50-year storm. An recent study indicated that flood water stored behind the Whittier Narrows may have to be released into the Rio Hondo River which would cause flooding in Cities downstream. In the event of such a storm, storage behind the Whittier Narrows could result in water levels reaching the 234 foot elevation. In the event of flooding of this magnitude, developed areas in southeastern Rosemead could be impacted, primarily in planning areas 7 and 8. The land use element does not provide for additional residential development in those areas identified as being within the 234 foot elevation.

Fire: The implementation of the goals and policies of the Rosemead General Plan, particularly those contained in the Land Use and Housing Elements, will have a beneficial effect of reducing potential fire hazards in the City. The replacement of older, deteriorating structures, the requirement that owners maintain their properties, and incorporating up-to-date fire suppression devices in appropriate structures will reduce the occurrence of structural fires in the City. The Land Use Element calls for developments in certain areas of the City which might include larger structures which require specific prevention/suppression measures.

Chemical Contamination: The implementation of the Public Safety Element of the Rosemead General Plan would serve to reduce the probability of an accident resulting in chemical contamination from occurring in the City of Rosemead. The

Circulation and Public Safety Elements designate those roadways that may be used by larger trucks, including those carrying hazardous wastes and materials. In addition, the users, transporters, and the identification of materials within the City will be clearly identified.

Other potential hazards with a high probability of occurrence include a severe air pollution episode and a severe water shortage. Goals and policies contained in the Resource Management Element address these issues. The goals and policies stress conservation measures designed to reduce the potential of these events from occurring.

As indicated in the Environment Risk Assessment Matrix, the effects associated with the potential hazards identified would be localized. The notable exceptions are related to the more obvious events which might result in widespread disruption (earthquakes, major flooding, air pollution episode, etc.). As might be expected, emergency response efforts in these instances might involve regional, State, and Federal relief efforts. Emergency response efforts in the event of major accident, chemical contamination, and certain types of fires might also include regional, State, or even Federal assistance. Specific emergency situations, including those with only localized effects, might involve specialized equipment, expertise, or numbers of persons beyond those resources available at the local level. The emergency preparedness plan as provided in the Public Safety Element would outline the required actions and any contingency plans in the event of a hazard occurring.

- Evacuation Routes
- Potential Emergency Centers
- ▲ Medical Facilities



FIGURE PS-2
Evacuation Routes/
Emergency Shelters



City of Rosemead
General Plan

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2.2 Summary of Goals and Policies

The Public Safety Element emphasizes the importance of emergency preparedness in the reduction of the loss of life, injury, and property damage to the City. The policies contained in this element include requirements that the City maintain an up-to-date regional emergency response system, procedures for educating the public about the importance of emergency preparedness, and proposals to ensure that emergency equipment and supplies are maintained to adequately meet the needs in a emergency situation.

This element emphasizes the importance of maintaining a comprehensive emergency preparedness plan which will aid decision making in the event of a major emergency or crisis. The plan will be a guide to the various public officials, public agencies, private organizations, and citizens during a time of crisis and the information contained in the document will include the identification of emergency shelters, emergency supply distribution centers, emergency evacuation routes, and other resources that would be necessary in emergency and rescue operations. The Plan recommends that the City distribute copies of the emergency plan showing evacuation routes, shelters and instructions in what to do in the event of an emergency to all of the households in the City. The plan could be printed on a single page of newsprint (one side in English and the other in Spanish) to reduce the costs of printing and distribution.

Figure PS-3 identifies the designated evacuation routes in the event of an emergency that requires residents to evacuate portions or all of the City. The map also identifies those facilities that would serve as shelters and aid stations in the event of an emergency.

Rosemead residents, due to their proximity to the regional transportation network, are at risk from accidents related to the use and transport of hazardous chemicals and materials. Policies included in the Public Safety Element require that all producers, users, and transporters of hazardous materials be identified and that specific routes and the vehicles used in the transport of such chemicals be identified.

3.0 GOALS AND POLICIES

GOAL 1: TO MINIMIZE THE HAZARDS TO PUBLIC HEALTH, SAFETY, AND WELFARE AND TO PREVENT LOSS OF LIFE, BODILY INJURY, AND PROPERTY DAMAGE RESULTING FROM NATURAL AND MAN-MADE PHENOMENA.

Policy 1.1: To cooperate with and support in every way possible the Federal, State and County agencies responsible for the enforcement of Federal health, safety, and environmental laws.

Policy 1.2: Continue to support the efforts of public safety officials in updating public education programs concerned with public safety.

Policy 1.3: To upgrade the existing emergency preparedness plan which will coordinate the rescue and reconstruction efforts carried out by various City agencies.

Policy 1.4: Special consideration in the design and construction of buildings in the southeastern portion of the City subject to liquefaction in the event of a major earthquake.

Policy 1.5: Identify and monitor those buildings that are constructed of unreinforced masonry and require that any improvements to these structures include bringing them up to the current building codes.

GOAL 2: SUPPORT THE EFFORTS OF THE LOS ANGELES COUNTY FIRE DEPARTMENT IN FIRE PREVENTION AND SAFETY.

Policy 2.1: Insure that the public and private water distribution and supply facilities have adequate capacity to meet both the water supply needs of the community and the required fire flows.

Policy 2.2: All street signs be clearly marked and visible to emergency personnel.

Policy 2.3: The Fire Department will be included in the environmental review process of any large development to insure that fire prevention and suppression features have been considered in the overall design.

Policy 2.4: Those structures identified as being deficient in fire protection or lacking adequate suppression devices will be required to make the recommended improvements in a time frame established by the Fire Department.

Policy 2.5: The Fire Department will be provided those facilities that are deemed necessary to enable it to provide the services at levels desirable to both the City and the County.

GOAL 3: TO ENSURE THE SAFETY OF ALL CITY RESIDENTS AND WORKERS FROM HAZARDOUS WASTES AND THE HAZARDS ASSOCIATED WITH THE TRANSPORT OF SUCH WASTES.

Policy 3.1: The identification of all producers, users, and transporters of hazardous materials and wastes and the establishment of a system to monitor the handling, transport and disposal of such wastes.

Policy 3.2: The identification of hazardous materials transport routes as well as those vehicles transporting hazardous materials. The transport routes will correspond to the designated truck routes in the City.

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City of Rosemead General Plan

1.0 INTRODUCTION

1.1 State Requirements

The Economic Development Element is not a mandatory element as are the previous elements and their components. Section 65303 of the Government Code states that cities and counties may incorporate optional elements to complement those elements required under State Law. The number and type of additional issues that may be addressed in these optional elements are left to the discretion of the city or county preparing and adopting the optional element or elements.

The Government Code does state that once an optional element has been adopted, the optional element has the same force and authority as the mandatory elements. These optional elements can significantly expand the authority of the local government over a particular issue area that is unique to that particular jurisdiction and not adequately covered in the required elements. The other State requirements that pertain to the mandatory elements, such as internal consistency, apply also to optional elements as well.

The Economic Development Element for the City of Rosemead General Plan is specifically concerned with the identification of a development strategy which will address development potentials that will broaden and stabilize the City's economic base. The goals and policies contained in this element have been formulated for the City so that it may utilize existing programs whenever possible and to provide a continuity with implemented policies of the previous General Plan.

1.2 Issues and Opportunities

The Economic Development Element of the General Plan addresses issues which are common to other elements of the general plan, including community development and land use. The Economic Development Element is especially concerned with commercial and industrial development. Particular issues addressed include the following:

- ° Commercial development in Rosemead is not concentrated in a central business district but is instead strung out along major arterials in strip development. Growth and renewal of these areas is inhibited by small parcel sizes, lack of expansion space, and insufficient parking for many existing businesses.
- ° There are opportunities for commercial development in the southern part of the City adjacent to Montebello Hills Mall.
- ° There are opportunities for office/industrial development in the area of Garvey Avenue and Walnut Grove Avenue south of the San Bernardino Freeway.
- ° Rosemead has very little area devoted to "regional" retail uses, which means that surrounding cities capture Rosemead sales tax dollars.
- ° The area around freeway interchanges may represent an opportunity for commercial development.

Several studies concerned with economic development and revitalization have been prepared for the City. The studies identify target areas where revitalization* efforts should be directed. These areas generally correspond to those areas targeted for special consideration in the Land Use Element and elsewhere in the General Plan. * The word "redevelopment" was omitted

2.0 PROPOSALS

2.1 Strategy

The Economic Development Element designates those areas of the City where future revitalization* efforts should be emphasized.* The word "These areas correspond to those areas designated for "mixed-use" "redevelopment" development in the Land Use Element in addition to those selected was omitted portions of the City devoted exclusively for commercial activities.

Economic revitalization as outlined in the Economic Development Element will emphasize the following:

- ° The underutilized commercial uses along major boulevards, will be upgraded with the implementation of the mixed-use designation. Commercial uses will be encouraged to consolidate into smaller centers that will, through agglomeration, be able to benefit from the focussing of traffic.
- ° Entirely new types of development in the City will be encouraged in a district immediately south of the San Bernardino Freeway. The General Plan designation that is applicable to this district would allow for high density office/commercial to be constructed adjacent to the freeway.
- ° Mixed-use overlay districts in the City have been designated for light industrial commercial uses. The implementation of the goals and policies contained in the Land Use and Economic Development Elements will encourage the upgrading of these areas.
- ° Seven distinct, exclusively commercial districts will result from the implementation of the General Plan. The Economic Development Element, in conjunction with the Land Use Element, will recommend guidelines for the appropriate uses for these commercial centers. The aim is to enable healthy, viable, commercial areas to develop which are complimentary to each other while at the same time to reduce the considerable amount of sales lost to neighboring cities.

For the City to be successful in its attempts at economic revitalization, its goals must be realistic to be achievable.

Several proposals are imaginative and will require both considerable effort to implement; for example, a high-density office-park along the San Bernardino Freeway in the vicinity of Hellman. The majority of the proposals are of a more conservative nature to insure that an effort towards implementation is made.

2.2 Commercial Categories

The Economic Development Element recognizes the function of specific types of commercial development. The following types of commercial activity categories have been established to relate to the specific districts earmarked for revitalization. *

* The word "redevelopment" was omitted

Local Service Commercial - Commercial uses in this category generally provide a service to local customers on a regular or semi-regular basis. These businesses depend on a repeat clientele, who in turn are attracted to this establishment due to the proximity and function of the business. Businesses in this category would include convenience markets, larger supermarkets, drugstores, dry cleaners, food service establishments, auto supply shops, barber/beauty shops, specialty repair shops, and any other type of use that is visited by a local clientele on a regular basis.

Specialty Retail Commercial - Commercial activities within this category include those retail establishments that are involved with the sale of a sundry group of products. The market areas for establishments of this type are generally larger than for local service commercial establishments. Examples of this type of establishment would be retailers involved with the sale of apparel and accessories, home furnishings, specialty equipment dealers, automobile dealerships, and other types of commercial activities engaged in the sale of a specific type of good or goods. Stores in this category are more dependent on large volumes of traffic with individual customers returning to shop on an occasional and irregular basis.

Professional Office - Establishments in this category include a variety of activities that are engaged in commercial, generally non-retail activities. Businesses of this type include many service oriented functions including health services, legal services, personnel services, security firms, information and telephone services, and offices serving administrative functions. These activities are not generally dependent on consumer traffic but rather their location is generally a function of land rent and the market area the particular establishment is concerned with.

Financial and Related Institutions - Financial and related activities include banks, insurance agencies, real estate offices, savings and loans, and other similar types of

activities. Establishments in this category are service oriented and operate in a similar fashion to local service commercial establishments; that is, the market area is generally local with the particular service dependent on a regular, local-residing clientele.

Highway Commercial - Freeway commercial uses include those types of commercial retail uses that are dependent on large volumes of automobile traffic and often provide certain design features to accommodate "drive-thru" traffic. Uses in this category are often "impulse" types of retailing and include fast food establishments, convenience stores, and automobile service stations.

Industrial Commercial - These activities generally serve specific types of customers and often include wholesale distributors. These uses might include equipment suppliers, building materials, business supply outlets, and uses not dependent on high volumes of traffic with an established clientele with a large market area.

The success of a single business or a commercial center is dependent on a great number of variables, many of which are beyond the scope of the City or General Plan to control. Broad generalizations can be made concerning how certain commercial uses might be encouraged to locate in some areas of the City where they might be able to better take advantage of market forces. It might be folly to recommend or encourage the development of a small center containing specialty retail shops without considering the impact of a large regional shopping mall located nearby on the future success of the proposed center.

The Economic Development Element will provide the groundwork for future revitalization efforts in the City in several ways:

* The word "redevelopment"

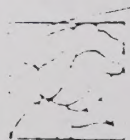
- ° The Economic Development Element has established Target Districts where future revitalization efforts should be directed. These districts correspond to the nine mixed-use districts designated in the Land Use Element and seven commercial centers located in distinct and non-contiguous areas of the City. was omitted
- ° The policies recommend that special consideration be given to the types of commercial uses to be located in each district. It might be beneficial, for example, to encourage local service commercial uses such as supermarkets and drugstores to locate in the larger exclusively commercial districts at the intersections of Valley Boulevard/Rosemead Boulevard and Garvey Avenue/San Gabriel Avenue. Uses of this type generate large volumes of consumer traffic that would benefit both smaller local serving establishments and specialty retail uses.

- Efforts at revitalization would involve a range of implementation measures that would vary from district to district.
- The Economic Development Element is consistent with the Land Use Element with the latter making provisions to allow those types of commercial uses in those target areas identified in this Element.

TABLE ED-1
Target Areas for
Revitalization

District Designation	General Plan Land Use Designation	Residential	Local Service Commercial	Specialty Retail Commercial	Professional Office	Financial & Related Institutions	Industrial Commercial	Freeway Commercial
<u>Mixed-Use</u>								
District A	Residential/Commercial	■	■		■			
District B	Industrial/Commercial		■	■	■	■	■	
District C	Residential/Commercial	■		■	■	■		■
District D	Residential/Commercial	■			■	■		■
District E	Residential/Commercial	■	■	■	■	■		■
District F	Industrial/Commercial		■	■	■	■	■	
District G	Industrial/Commercial		■		■		■	
District H	Industrial/Commercial				■		■	
District I	Industrial/Commercial		■	■	■	■	■	
<u>Commercial</u>								
District J	Commercial			■		■		■
District K	Commercial		■	■	■	■		
District L	Commercial							■
District M	Commercial		■	■	■	■		
District N	Commercial		■	■	■	■		
District O	Commercial		■	■	■	■	■	
District P	Commercial		■	■	■	■		

TABLE ED-1
Target Areas for
Revitalization

 City of Rosemead
General Plan

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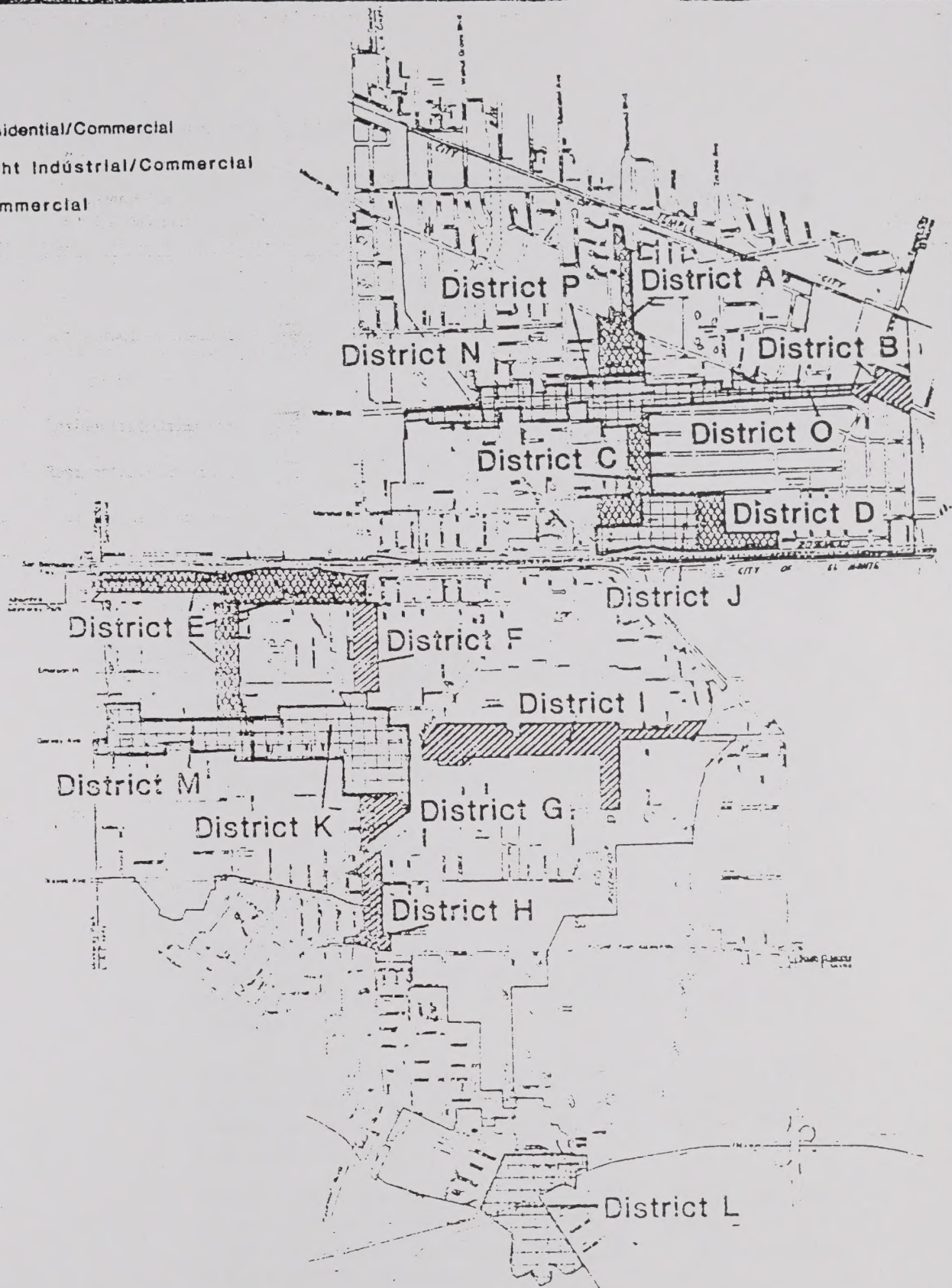
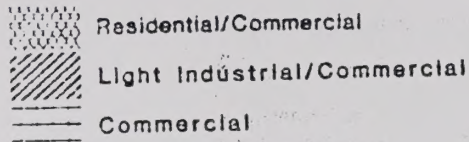


FIGURE ED-1
Revitalization Areas

City of Rosemead
General Plan

COTTON BELAND ASSO



3.0 GOALS AND POLICIES

GOAL 1: DIRECT REVITALIZATION REDEVELOPMENT EFFORTS TO THE AREAS OF THE CITY DESIGNATED FOR MIXED-USES.

Policy 1.1: Encourage the upgrading of those existing commercial centers located in small shopping centers while taking measures to restrict further expansion of the commercial strips.

Policy 1.2: Conduct a survey of those commercial activities or structures within the mixed-use districts to identify those uses that will be the subject of revitalization rehabilitation efforts.

Policy 1.3: Establish design standards that would be applicable to those establishments within the mixed-use districts.

GOAL 2: ENCOURAGE THE DEVELOPMENT OF COMMERCIAL CENTERS LOCATED IN SEVEN DISTINCT AREAS OF THE CITY.

Policy 2.1: Direct the more intense commercial uses to those areas of the City identified as "Commercial Districts."

Policy 2.2: The City should take an active role in attracting those commercial activities that are beneficial to the City in terms of revenue.

Policy 2.3: The City should encourage certain types of uses to these districts which will complement and contribute to the economic well being of the neighboring activities.

Policy 2.4: Encourage the continuation of existing specialty retail uses in the "downtown" which considering additional local service commercial, professional office and financial uses.

Policy 2.5: Consider the creation of a new shopping center district in the vicinity of Garvey Avenue and San Gabriel Boulevard emphasizing local service and specialty retail commercial uses.

Implementation Plan



City of Rosemead
General Plan

Corrected and revised pages for insertion into
the Implementation Plan

September 6, 1986

DRAFT

IMPLEMENTATION PLAN FOR
ROSEMEAD GENERAL PLAN UPDATE

JULY 1986

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1.0 INTRODUCTION

1.1 Statement of Intent

The General Plan Implementation Plan provides a guide to the community, City staff and City officials in day-to-day decision making by recommending ways to implement adopted policy. The purpose of the Implementation Plan is to ensure that the overall direction for City growth and development, redevelopment and preservation provided in the General Plan is translated from general terms to specific actions.

The Implementation Plan is a series of recommendations that should not be considered City commitments to action on their own. Each implementation item will need further City Council action, either on a city-wide basis such as for zoning ordinance amendments, or on an individual proposal basis such as the approval for a conditional use permit application. The Implementation Plan suggests findings that should be considered in day-to-day decision-making in order to ensure such decisions are consistent with the General Plan.

The City Council, by its inclusion of an Implementation Plan in the General Plan, recognizes the importance of long-range planning considerations in day-to-day decision-making. The goals, policies and objectives of the Plan provide a foundation for decisions. Flexibility of the Plan shall be encouraged as a means for accommodating changing demands and lifestyles and including innovative ideas and the results of changing technology for the benefit of the community. However, caution must be used to ensure the General Plan is not flexible to the point that policies become meaningless as an active and persuasive tool in guarding the community's future.

2.0 IMPLEMENTATION RECOMMENDATIONS

2.1 Land Use Element

Implementation measures for land use policy are organized around the tools available that bear a direct relationship to the realization of adopted land use goals. These tools include the Zoning and Subdivision Ordinances of the Municipal Code, Specific Plans for areas with unique situations, and the Capital Improvement Program.

Zoning Ordinance

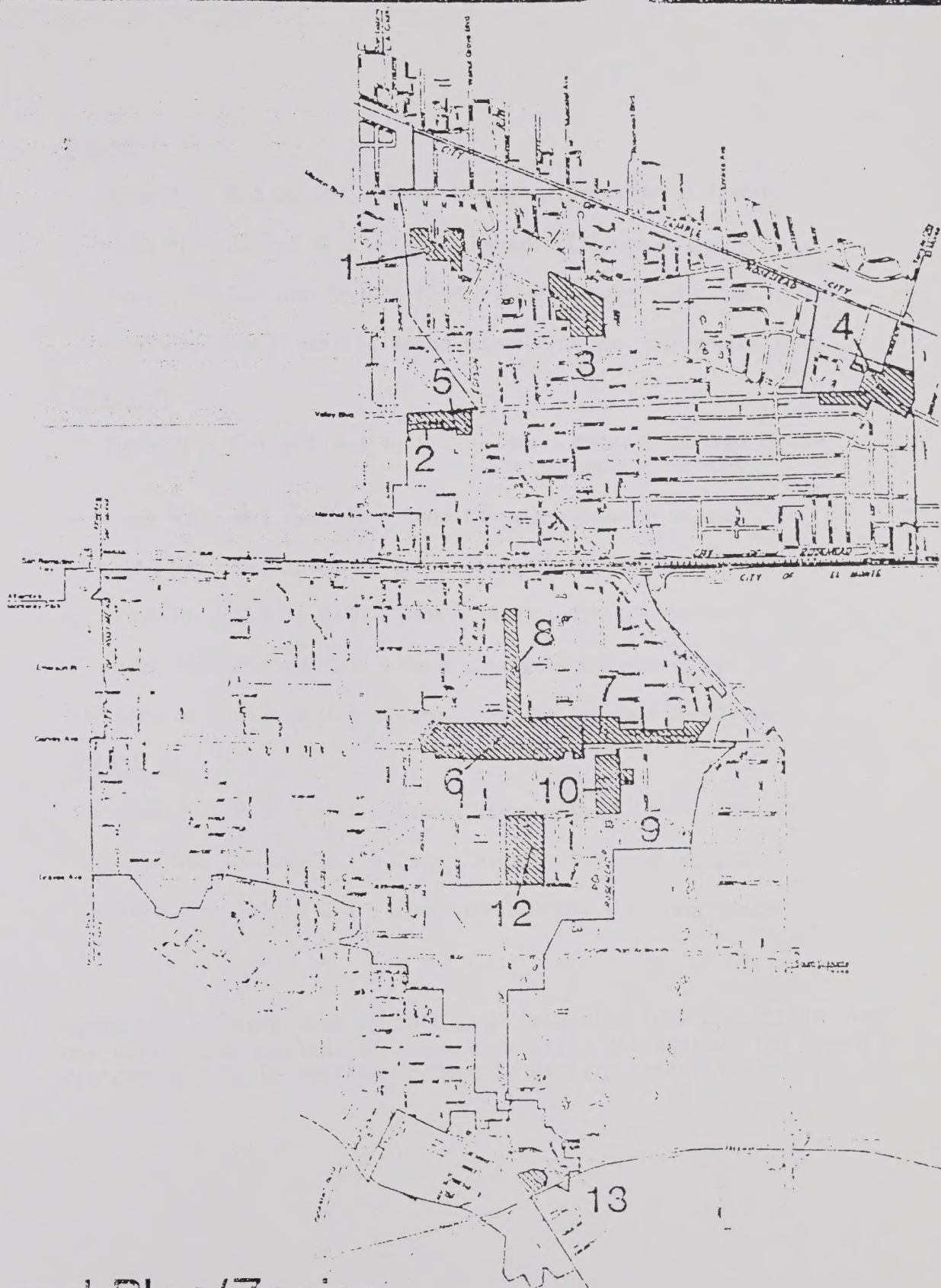
The Zoning Ordinance is the most important tool for implementing the goals and policies contained in the General Plan. If the Draft General Plan is adopted as it is currently proposed, the Zoning Ordinance will have to be amended to reflect both the proposed system of classifying uses and the specific areas or zones in which they are allowed. To successfully implement the proposed goals and policies of the General Plan, the City will be required to make revisions to the adopted zoning ordinance.

The Implementation Program provides for a five year plan to make the necessary revisions to the zoning ordinance to insure consistency between the ordinance and the land use policies contained in the General Plan. This five year plan separates the work schedule into three distinct phases with the first phase commencing from the time of the adoption of the General Plan. The three phases are described as follows:

- Phase I - adoption of General Plan to end of first year (12 months);
- Phase II - beginning of second year to end of third year (24 months); and
- Phase III - beginning of fourth year to end of fifth year (24 months).

At the completion of the five year implementation period, the entire General Plan will be re-evaluated by the City. If a significant number of inconsistencies remain, a second five year work program will be adopted.

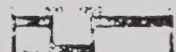
The specific areas that will require a revision will be the corresponding zoning designation if consistency between the zoning ordinance and General Plan is to be achieved are identified below. The areas indicated below are identified by an "area number" which corresponds to the areas identified in Figure 1.



General Plan/Zoning Consistency Program

City of Rosemead
General Plan

COTTON RELAND/AS



PHASE I

- Area 2: R-2 to R-1 - Zone Change - Decrease in density
- Area 9: R-1 to M-1 - Zone Change - Change in use
- Area 10: R-1 and M-1 to C-M - Zone Change - Change in use
- Area 11: All P-Parking zoned parcels to the appropriate zone

PHASE II

- Area 3: C-1 and R-1 to R-3 - Zone Change - Change in use
and increase in density
- Area 4: M-1 to C-M - Zone Change - Change in use
- Area 5: M-1 to C-3 - Zone Change - Change in use
- Area 6: M-1 to C-3 - Zone Change - Change in use
- Area 7: M-1 to C-M - Zone Change - Change in use
- Area 8: R-2 to R-3 - Zone Change - Increase in density

PHASE III

- Area 1: R-3 to R-1 - Zone Change - Decrease in density
- Area 12: R-2 to R-1 - Zone Change - Decrease in density
- Area 13: A-1 to C-3 - Upon development - no time frame

Major changes were made to this page resulting from changes in land use policy that called for areas previously designated "low density residential" to be revised to "medium density residential."

Specific Plans

State law permits the development of Specific Plans which combine the effect of General Planning and zoning for the areas they cover. Specific plans permit the development of specialized and more detailed land use designations and development standards than those which can be achieved through application of zoning standards developed for the whole City.

Capital Improvement Program

The City's Capital Improvement Program (CIP) should be reviewed in the context of the General Plan to insure that plans for major capital improvements are consistent with the goals and policies outlined in the General Plan. A finding of consistency between the General Plan and the CIP should be made prior to the approval of certain major capital improvements and as a condition for approval of the general CIP.

Environmental Review

The California Environmental Quality Act (CEQA) will serve to evaluate certain projects which have been identified as having a potential for significant environmental impacts. This environmental review process, when applied, can assess impacts related to land use and require mitigation of the impacts identified as having a potential for being significant.

GOAL 1: CONSERVE AND MAINTAIN THE EXISTING STABLE SINGLE FAMILY NEIGHBORHOODS THROUGHOUT THE CITY.

- A. Initiate a revision of the Zoning Map to insure consistency between the map and the General Plan which calls for a decrease in allowable densities in portions of the City.

Timing: Immediate to long-term

Agency: Planning

Scope: City-wide

- B. Development permitted in those areas designated for "Residential" uses on the General Plan Land Use Policy Map should be restricted to residential development. This would not apply to those areas designated for mixed use.

Timing: Immediate and ongoing

Agency: Planning

Scope: City-wide

- C. Specific design standards should be applied to multiple-family residential development to insure compatibility with the lower density residential development. New multiple-family development would be approved only after a comprehensive review of the project's design and site plan.

Timing: Short-term and ongoing

Agency: Planning

Scope: City-wide

- D. Continue the existing Code enforcement program to insure that property owners maintain their units.

Timing: Continuing

Agency: Code enforcement

Scope: City-wide

- E. Utilize the Planned Unit Development Zoning District within the Zoning Ordinance that would apply to the non-conforming multiple-family residential uses located in areas designated for lower density residential uses. This overlay zone would provide specific guidelines for re-development of those parcels.

Timing: Immediate and ongoing

Agency: Planning

Scope: City-wide

- F. Through zoning, insure that adequate buffering is provided between lower density residential uses and non-residential uses.

Timing: Immediate and ongoing

Agency: Code-enforcement

Scope: City-wide

GOAL 2: EXPAND THE OPPORTUNITIES FOR CONCENTRATED COMMERCIAL AND INDUSTRIAL DEVELOPMENT AROUND AND ADJACENT TO EXISTING COMMERCIAL AND OFFICE DEVELOPMENT.

- A. Prepare a specific plan to outline future development in the commercial district located at the intersection of Garvey Avenue and San Gabriel Boulevard.

Timing: Short-term

Agency: Planning

Scope: Planning Area

- B. Revise the Zoning Ordinance and map to coordinate the designated mixed-use and commercial districts identified in the General Plan with the zoning districts identified in the Zoning Ordinance

Timing: Immediate

Agency: Planning

Scope: City-wide

- C. Make the necessary revisions to the Zoning Ordinance Map to implement the Land Use Policy of the Land Use Element.

Timing: Immediate to long-term

Agency: Planning

Scope: City-wide

GOAL 3: INSURE THE COMPATIBILITY OF ADJACENT USES WHILE PROVIDING OPPORTUNITIES FOR MIXED-USE DEVELOPMENT.

- A. The City shall revise the Zoning Ordinance to encourage implementation of the mixed-use residential/commercial land use designation.

Timing: Immediate to long-term

Agency: Planning

Scope: City-wide

- B. Land use conversion from marginal commercial or residential uses to residential development along major arterials in areas of the City designated formixed-use, residential/commercial should be encouraged whenever appropriate. Residential development of this type should be encouraged when a proposal will result in the following:

-the assembling of existing lots;

-a reduction of the number of access points or "curb cuts" along the arterial; and

-no negative impact on existing land uses located in other zone districts, or on the proposed development.

Criteria for evaluating a proposal within these guidelines could include:

-a minimum lot size of 43,560 square feet;

-one curb cut per development with minimum driveway width or length sufficient to accommodate two vehicles;

-conformance to planned development standards for height, setback, and noise or to standards established under a specific plan.

Timing: Immediate and ongoing

Agency: Planning

Scope: City-wide

- C. The City could require landscaped buffers with mature landscaping, a wall, or both on those sides abutting a residentially zoned area. Agreements between property owners could be encouraged whereby the applicant installs the landscaping and the adjacent property owner maintains it. The landscaped buffer strip between the wall and adjacent property owner should be a minimum of 3 feet.

Timing: Immediate and ongoing

Agency: Planning

Scope: City-wide

- D. Land use conversions to commercial uses, particularly along major arterials, should be encouraged only when a proposal:

-assembles existing lots;

-limits the number of curb cuts along major arterials;

-provides adequate parking and on-site circulation;

- I. Establish design standards for industrial and commercial uses Citywide.

Timing: Immediate and ongoing

Agency: Planning

Scope: City-wide

GOAL 4: ENCOURAGE THE DEVELOPMENT OF A BALANCE OF LAND USE TYPES WHICH ARE LOGICALLY INTER-RELATED WITH ONE ANOTHER.

- A. The City should inventory the existing structures and parcels in the industrial areas available for redevelopment and incorporate this information into a guide or book which would then be distributed to industrial real estate brokers and developers.

Timing: Immediate and ongoing

Agency: Planning

Scope: City-wide

- B. The City will restrict those industrial activities that would result in significant and detrimental environmental impacts to the City and its residents. The significance will be determined through the preparation of a Preliminary Environmental Assessment (PEA) and any subsequent environmental analysis.

Timing: Immediate and ongoing

Agency: Planning

Scope: City-wide

2.2 Circulation Element

The following measures will serve to implement the goals, policies, and standards of the Rosemead General Plan Circulation Element.

GOAL 1: INSURE THE FREE MOVEMENT OF VEHICULAR AND PEDESTRIAN TRAFFIC THROUGHOUT THE CITY.

- A. Adopt an ordinance establishing the street classification system as described in this element.

Timing: Near-term
Agency: Planning
Scope: City-wide

- B. The City should make every effort to provide the following "minimum" levels of service on the following streets:

Primary arterial	LOS "D"
Minor arterial	LOS "C"
Collector	LOS "C"
Local	LOS "B"

Timing: Immediate and ongoing
Agency: Planning
Scope: City-wide

- C. Truck traffic will be prohibited on local and collector streets unless those streets provide the only access to a site.

Timing: Immediate and ongoing
Agency: Planning
Scope: City-wide

- D. Valley Boulevard, Rosemead Boulevard, Garvey Avenue, Del Mar Avenue, San Gabriel Boulevard, and Walnut Grove Avenue will be designated as "truck routes" within the City.

Timing: Near term
Agency: Planning
Scope: City-wide

- E. Appropriate signage will be placed on the above roadways to identify the truck routes.

Timing: Near term
Agency: Planning
Scope: City-wide

- F. Traffic System Management (TSM) plans should be prepared for those projects that will result in a significant decrease in the operating LOS of adjacent roadways.

Timing: Near term
Agency: Planning
Scope: City-wide

- G. As part of the approval process, development in those designated mixed-use revitalization/redevelopment areas will have to provide a report assessing traffic impacts.

Timing: Immediate
Agency: Building and Safety
Scope: City-wide

- H. This City of Rosemead should continue to cooperate with the existing Dial-a-Ride program to provide door-to-door transportation for those persons needing such services.

Timing: Near term
Agency: Planning
Scope: City-wide

- I. Proposed street improvements should continue to be identified in the five-year Capital Improvements Program and checked for consistency with the General Plan.

Timing: Near term
Agency: Planning
Scope: City-wide

GOAL 2: SEPARATE TRAFFIC ASSOCIATED WITH COMMERCIAL AND INDUSTRIAL USES FROM RESIDENTIAL NEIGHBORHOODS.

- A. Truck traffic will be prohibited in residential areas of the City.

Timing: Immediate and ongoing
Agency: Planning
Scope: City-wide

- B. Local roadways shall not be designated for trucks.

Timing: Immediate and ongoing
Agency: Planning
Scope: City-wide

- C. On-street parking for commercial and industrial activities on local streets serving residential neighborhoods will be prohibited.

Timing: Immediate and ongoing
Agency: Planning
Scope: City-wide

- D. Through traffic on local roadways shall be discouraged.

Timing: Immediate and ongoing
Agency: Planning
Scope: City-wide

- E. Periodically review on-street parking in neighborhoods adjacent the revitalization/redevelopment districts (refer to Economic Development Element) and develop parking and control plans for those areas adversely affected by spillover traffic and parking.

Timing: Long-term
Agency: Planning
Scope: Local

GOAL 3: INSURE THAT ALL COMMERCIAL AND INDUSTRIAL DEVELOPMENT IS PROVIDED WITH ADEQUATE PARKING FOR ITS EMPLOYEES AND VISITORS.

- A. Commercial and industrial projects, as part of development approval, must demonstrate that adequate parking and loading will be provided.

Timing: Immediate
Agency: Building and Safety
Scope: City-wide

- B. Parking will be restricted to off-street locations associated with new development in those areas designated as revitalization/redevelopment districts.

Timing: Immediate

Agency: Building and Safety

Scope: City-wide

- C. New development must comply with the minimum parking requirements described in the City of Rosemead Zoning Ordinance.

Timing: Immediate

Agency: Building and Safety

Scope: City-wide

- D. New development will have to provide adequate parking and provisions for access to accommodate handicapped persons.

Timing: Immediate

Agency: Building and Safety

Scope: City-wide

2.3 Housing Element

Implementation measures related to the goals and policies in the Housing Element rely to a great extent on on-going housing programs financed by the Federal Government. The City is also responsible for providing other tools which serve to implement specific housing policies.

Housing Rehabilitation Programs - The City of Rosemead has a wide range of programs designed to assist in the rehabilitation of substandard units. These programs which are federally funded and include the Handyman Program, Deferred Loan Program, and the Low Interest Loan Program. The City of Rosemead, through code enforcement and code compliance checks, will take an active role in assuming that the City's housing stock is maintained.*

* Reference to
Building Resale
Inspection Progra

Housing Assistance - Rental assistance is provided to those households in need through Section 8 Housing Assistance funded through the Los Angeles County Housing Authority.

Fair Housing Programs - The San Gabriel Valley Fair Housing Council provides wide services to residents in addition to insuring that fair housing policies and procedures are followed.

Zoning Ordinance and Map - The zoning ordinance provides for the location, building densities, and development standards for residential development in the City.

Building and Safety Codes - The adopted Uniform Building Code for the City of Rosemead and the Health and Safety Codes for the State and Los Angeles County are important in the enforcement of regulations and ordinances related to Housing Element policies concerning building safety.

The measures identified below, in conjunction with the specific programs identified in the Housing Element, will serve to implement the goals and policies of that element.

GOAL 1: PROTECT EXISTING STABLE, SINGLE-FAMILY NEIGHBORHOODS THROUGHOUT THE CITY.

- A. Revise the existing Zoning Ordinance Map to reflect the General Plan Land Use Policies with regard to development density and building intensity.

Timing: Immediate to long-term
Agency: Planning
Scope: City-wide

- B. Conduct a periodic survey of residential neighborhoods to make an assessment of housing conditions.

Timing: Short-term

Agency: Planning - Code Enforcement

Scope: City-wide

- C. Continue to enforce the existing City codes and ordinances related to occupancy of residential development.

Timing: Ongoing

Agency: Code Enforcement

Scope: City-wide

- D. Require that property owners maintain their property and any structures according to the requirements outlined in the City's adopted building code.

Timing: Immediate to ongoing

Agency: Code Enforcement

Scope: City-wide

- E. Continue to administer and implement the housing rehabilitation programs outlined in the Housing Element.

Timing: Ongoing

Agency: Code Enforcement

Scope: City-wide

- F. Notify known code violators of the housing rehabilitation programs available to assist in making mandatory repairs and promote the programs to all others in the City.

Timing: Immediate to ongoing

Agency: Code Enforcement

Scope: City-wide

- G. Continue to apply a design review process which reflects the housing policies to any new housing construction or replacement of existing housing.

Timing: Immediate to ongoing

Agency: Code Enforcement

Scope: City-wide

* Building Resal
Inspection Progr
was omitted

GOAL 2: ENCOURAGE THE DEVELOPMENT OF A RANGE OF
HOUSING TYPES IN A RANGE OF PRICES AFFORD-
ABLE TO ALL ROSEMEAD RESIDENTS.

- A. Revise the existing zoning ordinance to allow for the granting of density bonuses in residential developments with 25% low or moderate income units or 10% low income units in accordance with State Law.

Timing: Immediate to ongoing
Agency: Planning
Scope: City-wide

- B. Support a program which provides home repair for elderly residents in the City.

Timing: Immediate to long-term
Agency: Planning
Scope: City-wide

- C. Continue to support an ordinance regulating condominium conversion by requiring compliance with existing codes, which could include standards higher than those required for apartments in order to protect affordable apartments.

Timing: Continue
Agency: Planning
Scope: City-wide

- D. Continue to administer and implement the housing rehabilitation programs outlined in the Housing Element.

Timing: Continue
Agency: Planning
Scope: City-wide

- E. Allow for sensitivity in planning manufactured housing for infill use in established residential areas.

Timing: Immediate and ongoing
Agency: Planning
Scope: City-wide

GOAL 3: ENCOURAGE THE MAINTENANCE AND UPGRADING OF
EXISTING HOUSING STOCK TO INSURE A DECENT,
SAFE, AND SANITARY HOME FOR ALL ROSEMEAD
RESIDENTS.

- A. Continue to enforce the existing City codes and ordinances related to occupancy of residential development.

Timing: Ongoing
Agency: Code Enforcement
Scope: City-wide

- B. Conduct a periodic survey of residential neighborhoods to make an assessment of housing conditions.

Timing: Immediate to ongoing
Agency: Code Enforcement
Scope: City-wide

* Code violation requirement and the issuance of occupancy permits was omitted

- C. Continue to administer and implement the housing rehabilitation programs outlined in the Housing Element.

Timing: Ongoing
Agency: Code Enforcement
Scope: City-wide

- D. Notify known code violators of the housing rehabilitation programs available to assist in making mandatory repairs and promote the programs to all others in the City.

Timing: Immediate to ongoing
Agency: Code Enforcement
Scope: City-wide

- E. Continue to apply a design review process which reflects the housing policies to any new housing construction or replacement of existing housing.

Timing: Ongoing
Agency: Code Enforcement
Scope: City-wide

- F. Government subsidized housing, when provided, shall not be concentrated or restricted to a particular area of the City and will be subject to the same development design standards as any other residential development.

GOAL 3: ENCOURAGE THE MAINTENANCE AND UPGRADING OF
EXISTING HOUSING STOCK TO INSURE A DECENT,
SAFE, AND SANITARY HOME FOR ALL ROSEMEAD
RESIDENTS.

- A. Continue to enforce the existing City codes and ordinances related to occupancy of residential development.

Timing: Ongoing
Agency: Code Enforcement
Scope: City-wide

- B. Conduct a periodic survey of residential neighborhoods to make an assessment of housing conditions.

Timing: Immediate to ongoing
Agency: Code Enforcement
Scope: City-wide

* Code violation requirement and the issuance of occupancy permits was omitted

- C. Continue to administer and implement the housing rehabilitation programs outlined in the Housing Element.

Timing: Ongoing
Agency: Code Enforcement
Scope: City-wide

- D. Notify known code violators of the housing rehabilitation programs available to assist in making mandatory repairs and promote the programs to all others in the City.

Timing: Immediate to ongoing
Agency: Code Enforcement
Scope: City-wide

- E. Continue to apply a design review process which reflects the housing policies to any new housing construction or replacement of existing housing.

Timing: Ongoing
Agency: Code Enforcement
Scope: City-wide

- F. Government subsidized housing, when provided, shall not be concentrated or restricted to a particular area of the City and will be subject to the same development design standards as any other residential development.

*Minor changes in implementation measures designations were made reflecting the omission of a measure on the previous page.

Timing: Immediate and ongoing
Agency: Planning
Scope: City-wide

- G. The activities of the City concerning the provisions of low and moderate income housing should be coordinated with the Los Angeles County Housing Assistance Program.

Timing: Immediate and ongoing
Agency: Planning
Scope: City-wide

- H. The City will cooperate with any appropriate agency or jurisdiction in the enforcement of laws designed to prevent housing discrimination.

Timing: Immediate and ongoing
Agency: Planning
Scope: City-wide

GOAL 4: SUPPORT FEDERAL AND STATE LAWS WHICH PROHIBIT DISCRIMINATION IN HOUSING ON THE BASIS OF AGE, SEX, OR RACE.

- A. The City will cooperate with any appropriate agency or jurisdiction in the enforcement of laws designed to prevent housing discrimination.

Timing: Immediate to ongoing
Agency: Planning
Scope: City-wide

- B. All new housing developments will be reviewed for handicapped access.

Timing: Immediate to ongoing
Agency: Planning
Scope: City-wide

- C. The City will provide information and referral services to regional agencies which counsel people on fair housing and landlord-tenant issues.

Timing: Immediate to ongoing
Agency: Planning
Scope: City-wide

2.4 Resource Management

The conservation of preservation of resources is governed by a wide range of government agencies and special districts including the South Coast Air Quality Management District, the State Air Resources Board, Department of Fish and Game, Department of Water Resources, Department of Conservation, and numerous other State and regional agencies. The goals and policies of the Natural Resources Element are specifically concerned with the preservation and maintenance of open space for recreational use and emphasizing the desire for additional landscaping City-wide.

The following measures implement the Natural Resources Element of the General Plan:

GOAL 1: CONTINUE TO ACQUIRE AND DEVELOP PARKS AND RECREATION FACILITIES AT THE NEIGHBORHOOD LEVEL IN ORDER TO ACHIEVE THE STANDARD OF ONE ACRE OF PARK SPACE PER 1,000.

- A. Discuss possible joint-powers agreements for the purpose of increasing available recreational resources between the City of Rosemead and:

- (1) The local school district;
- (2) adjacent cities;
- (3) the County of Los Angeles;
- (4) CalTrans; and
- (5) utility companies.

Timing: Short-term to Long-term

Agency: Parks and Recreation and Planning

Scope: City-wide

- B. Develop a pedestrian/bicycle trail system which would include the Alhambra Wash and the Edison Easement right-of-way.

Timing: Long-term

Agency: Parks and Recreation

Scope: City-wide

- C. Establish an "Adopt-a-Park" program to involve civic organizations, businesses, and private citizens in park maintenance and upkeep.

Timing: Short-term

Agency: Parks and Recreation

Scope: City-wide

- D. The Parks and Recreation Department could design a "gift book" which would identify certain improvements such as swings, benches, horseshoe pits, etc., with

the appropriate implementation costs. Individuals and organizations could then purchase a "gift" for their park which would be dedicated to the purchaser.

Timing: Short-term
Agency: Parks and Recreation
Scope: City-wide

- E. Work closely with the Los Angeles Sheriff Department in park design and management to minimize crime and vandalism on and around park facilities.

Timing: Short-term
Agency: Sheriff's Department
Scope: City-wide

- F. The City's Neighborhood Watch programs should also emphasize the need for citizen participation in reducing vandalism in City parks.

Timing: Short-term
Agency: Sheriff's Department
Scope: City-wide

- G. Prepare a long range master plan for the parks and recreation facilities in Rosemead which is coordinated with the Capital Improvement Program.

Timing: Short-term
Agency: Parks and Recreation
Scope: City-wide

GOAL 2: DEVELOP LANDSCAPING STANDARDS FOR PUBLIC AND PRIVATE DEVELOPMENT THAT WILL INCREASE THE GREENSPACE IN THE CITY.

- A. Utilize landscaping and tree plantings along portions of Valley Boulevard, Garvey Avenue, San Gabriel Boulevard and Del Mar Avenue, with an emphasis on drought tolerant varieties which require less water.

Timing: Immediate to ongoing
Agency: Code Enforcement
Scope: City-wide

- B. Review existing City ordinances to ensure building setback requirements provide sufficient space for landscaping.

Timing: Immediate and ongoing
Agency: Code Enforcement
Scope: City-wide

- C. Continue to require all commercial and industrial property owners to maintain landscaping on their property.

Timing: Immediate and ongoing

Agency: Code Enforcement

Scope: City-wide

- D. Require new developments within the City to incorporate landscaping into the overall site plan of the proposed projects and require the posting of covenants to insure that the landscaping is well maintained.

Timing: Immediate and ongoing

Agency: Planning Department

Scope: City-wide

2.5 Noise Element

The primary tool for the implementation of the goals and policies of the Noise Element will be the Community Noise Ordinance as provided for in the Noise Element of the City of Rosemead General Plan. Other implementation measures are identified below.

GOAL 1: INCORPORATE NOISE CONSIDERATIONS INTO LAND USE PLANNING DECISIONS.

- A. Adopt standards described in the Noise Element which specify acceptable limits of noise for the various land uses located throughout the City.

Timing: Immediate
Agency: Planning
Scope: City-wide

- B. Incorporate noise reduction features during site planning to mitigate anticipated noise impacts on affected noise sensitive land uses. The noise referral zones in Figure N-2 identify those areas exposed to noise levels greater than 60 LDN and can be used to identify locations of potential conflict. New developments will be permitted only if appropriate mitigation measures are included.

Timing: Immediate
Agency: Planning
Scope: City-wide

- C. Enforce the State of California Uniform Building Code which specifies that the indoor noise levels for residential living spaces not exceed 45 LDN due to the combined effect of all noise sources. The state requires implementation of this standard when the outdoor noise levels exceed 60 LDN. The code requires that this standard be applied to all new hotels, motels, apartment houses and dwellings other than detached single-family dwellings.

Timing: Immediate
Agency: Building and Safety
Scope: City-wide

- D. As part of development approval, requirements that new commercial and industrial projects located adjacent to residential areas demonstrate an effort will be made to reduce any potential noise impacts on neighboring residential development.

Timing: Immediate
Agency: Building and Safety
Scope: City-wide

GOAL 2: PROVIDE FOR MEASURES TO REDUCE NOISE IMPACTS FROM TRANSPORTATION NOISE SOURCES.

- A. Provide for evaluation of truck movements and routes in the City to provide effective separation from residential or other noise sensitive land uses.

Timing: Immediate
Agency: Planning
Scope: City-wide

- B. Encourage the enforcement of State Motor Vehicle noise standards for cars, trucks, and motorcycles through coordination with the California Highway Patrol and the County of Los Angeles Sheriff's Department.

Timing: Ongoing
Agency: Los Angeles County Sheriff's Department
Scope: City-wide

- C. Encourage industrial and commercial activities to restrict their "receiving operations to the daytime periods.

Timing: Immediate
Agency: Code Enforcement
Scope: City-wide

GOAL 3: DEVELOP MEASURES TO CONTROL NON-TRANSPORTATION NOISE IMPACTS.

- A. Encourage the use of "silent" burglar alarms as opposed to more conventional "ringer" alarms.

Timing: Immediate
Agency: Los Angeles County Sheriff's Department
Scope: City-wide

- B. Enforce the comprehensive community noise ordinance to ensure that City residents are not exposed to excessive noise levels from stationary noise sources.

Timing: Immediate
Agency: Los Angeles County Sheriff's Department
Scope: City-wide

- C. All new residential projects to be constructed near existing sources of non-transportation noise (including but not limited to industrial activities, commercial facilities and public parks with sports activities) must achieve a minimum of 20 dBA of building noise reduction.

Timing: Immediate

Agency: Building and Safety

Scope: City-wide

- D. Construction-related noise will be reduced using control measures at all construction sites which might include the use of mufflers on construction equipment or involve the physical separation of machinery from adjacent residential uses.

Timing: Immediate

Agency: Building and Safety

Scope: City-wide

- E. Designate one agency in the City to act as the noise control coordinator. This will ensure the continued operation of noise enforcement efforts of the City.

Timing: Immediate

Agency: Code Enforcement

Scope: City-wide

2.6 Public Safety Element

The primary tools concerned with the implementation of goals and policies of this element are City, County, and State ordinances and regulations concerned with the public's safety and welfare. These include:

Environmental Review - The California Environmental Quality Act (CEQA) provides for the environmental analysis of certain projects which are anticipated to have significant or adverse impacts on the environment. Those projects which will result in adverse environmental impacts are required to reduce those impacts below levels identified as being significant.

Building and Safety Ordinances and Regulations - The adopted Uniform Building Code for the City of Rosemead and the Health and Safety Codes for Los Angeles County are the primary implementation tools available to the City for the enforcement of regulations related to the public's health, safety and welfare.

The following measures are recommended to implement the goals and policies contained in the Safety Element:

GOAL 1: TO MINIMIZE THE HAZARDS TO PUBLIC HEALTH, SAFETY, AND WELFARE AND TO PREVENT LOSS OF LIFE, BODILY INJURY, AND PROPERTY DAMAGE RESULTING FROM NATURAL AND MAN-MADE PHENOMENA.

- A. Review City, County and special district capital improvement plans for consistency with the seismic safety policies governing the location of critical public facilities.

Timing: Short-term

Agency: Planning

Scope: City-wide

- B. Inspect critical public facilities for structural integrity, and require correction as necessary.

Timing: Immediate and ongoing

Agency: Building and Safety

Scope: City-wide

- C. Update the Emergency Preparedness and Evacuation Plan (as required by Government Code Section 65302) that addresses structural hazards, inundation from a dam failure, seismic activity, flooding, fire and other disasters.

Timing: Immediate
Agency: Planning
Scope: City-wide

- D. Update and revise the Emergency Preparedness and Evacuation Plan as new information becomes available.

Timing: Ongoing
Agency: Planning
Scope: City-wide

- E. Conduct a public information program on preventing hazards and responding to a disaster and institute a program to disseminate information to all residents and businesses in the City.

Timing: Immediate and ongoing
Agency: Planning
Scope: City-wide

- F. Enact ordinances for the evaluation and abatement of structural hazards (i.e., parapet ordinance and hazardous building ordinance requiring repair, rehabilitation, or demolition of hazardous structures following structural evaluation).

Timing: Immediate and ongoing
Agency: Building and Safety
Scope: City-wide

- G. Adopt the Uniform Building Code provisions regarding lateral forces (Chapter 23) and grading (Chapter 70).

Timing: Immediate and ongoing
Agency: Building and Safety
Scope: City-wide

- H. Establish procedures for reviewing subdivision and other development permit applications to ensure safety from seismic and geologic hazards, including liquefaction areas and groundshaking zones.

Timing: Immediate and ongoing
Agency: Building and Safety
Scope: City-wide

- I. Require that all private roads conform to the existing City standards concerning safety and the movement of emergency vehicles.

Timing: Immediate and ongoing

Agency: Building and Safety

Scope: City-wide

GOAL 2: SUPPORT THE EFFORTS OF THE LOS ANGELES COUNTY FIRE DEPARTMENT IN FIRE PREVENTION AND SAFETY.

- A. Evaluate the emergency fireflow requirements for new development in the Preliminary Environmental Assessment.

Timing: Immediate and ongoing

Agency: Planning

Scope: City-wide

- B. The City should cooperate with the Los Angeles Fire Department in the preparation of a Fire Prevention Program designed to reduce the extent of damage resulting from fire. Such a program would include inspection and abatement of hazardous conditions in and around structures, providing a bi-annual inspection of commercial and/or public buildings (1979 Fire Code).

Timing: Immediate and ongoing

Agency: Building and Safety

Scope: City-wide

- C. Include in the City's Capital Improvement Program improvements to the road and street system in areas subject to fire in order to improve access for emergency vehicles.

Timing: Immediate and ongoing

Agency: Building and Safety

Scope: City-wide

- D. Evaluate visibility of street signs and improve any conditions where poor visibility exists to assist the Fire Department.

Timing: Immediate and ongoing

Agency: Building and Safety

Scope: City-wide

- E. The City will provide the Fire Department with those facilities deemed necessary to enable it to provide the level of service desirable to both the City and County.

Timing: Immediate and ongoing
Agency: Planning
Scope: City-wide

- F. The City will adopt development permit procedures which will identify existing capabilities of the water system and the projected fireflow requirements of a new project.

Timing: Immediate and ongoing
Agency: Planning
Scope: City-wide

GOAL 3: ENHANCE THE SAFETY OF ALL CITY RESIDENTS AND WORKERS FROM HAZARDOUS WASTES AND THE HAZARDS ASSOCIATED WITH THE TRANSPORT OF SUCH WASTES.

- A. Restrict the transportation of hazardous materials to selected major arterials in the City.

Timing: Immediate and ongoing
Agency: Fire Department
Scope: City-wide

- B. Require that producers, users, and transporters of hazardous materials clearly identify the materials on signs posted on the exterior of buildings or storage facilities containing such materials.

Timing: Immediate and ongoing
Agency: Fire Department
Scope: City-wide

- C. Prohibit new businesses that are producers or transporters from locating in or adjacent to residential neighborhoods.

Timing: Immediate and ongoing
Agency: Planning
Scope: City-wide

- D. Establish a system to monitor and regulate the handling, transport, and disposal of such materials and actively enforce City codes regarding such materials.

Timing: Immediate and ongoing

Agency: Fire Department

Scope: City-wide

2.7 ECONOMIC DEVELOPMENT ELEMENT

The primary tools available to the City for the implementation of the goals and policies of the Economic Development Element are those previously identified in the Land Use Element. In addition, the City may elect to expand the redevelopment agency project areas to include those districts targeted for redevelopment and revitalization. The measures identified below, in conjunction with those measures identified in the Land Use Element, will serve to implement the goals and policies outlined in this element.

GOAL 1: DIRECT REVITALIZATION REDEVELOPMENT EFFORTS TO THE AREAS OF THE CITY DESIGNATED FOR MIXED-USES.

- A. Amend the Zoning Map so the Design Overlay Zone will include the districts targeted for redevelopment/revitalization in the Economic Development Element.

Timing: Immediate to long-term

Agency: Planning

Scope: City-wide

- B. Identify minimum standards for design for each district in a style manual for new development to include circulation, landscaping or building themes.

Timing: Immediate to long-term

Agency: Planning

Scope: City-wide

- C. Encourage the incorporation of optional design standards for new development in each district through bonuses.

Timing: Immediate to long-term

Agency: Planning

Scope: City-wide

- D. The City should take an active role in conducting an inventory of parcels within the target districts which would include detailed descriptions of the individual properties.

Timing: Immediate

Agency: Planning

Scope: City-wide

- E. The City should encourage those types of activities outlined in the Economic Development Element to locate in the designated districts.

Timing: Immediate
Agency: Planning
Scope: City-wide

- F. The City should take an active role in assisting the transaction between potential developers and private property owners within these target areas through the development of a guide outlining development opportunities in these districts.
- * Implementation Measure concerning expansion of redevelopment Project Area was omitted

Timing: Immediate
Agency: Planning
Scope: City-wide

GOAL 2: ENCOURAGE THE DEVELOPMENT OF COMMERCIAL CENTERS LOCATED IN FOUR DISTINCT AREAS OF THE CITY.

- A. The City should consider the preparation of a specific plan for the commercial district located at the intersection of Garvey Avenue and San Gabriel Boulevard.

Timing: Near-term
Agency: Planning
Scope: City-wide

- B. The City should continue to support the current efforts in the upgrading of the Central Business District.

Timing: Ongoing
Agency: Planning
Scope: City-wide

- C. The City should place a high priority on improving access and visibility of the commercial district in and around Rosemead Center.

Timing: Immediate
Agency: Planning
Scope: City-wide

- D. The City should develop a comprehensive specific plan for the mixed-use residential/commercial corridor between Hellman Avenue and the San Bernardino Freeway

Timing: Near-term
Agency: Planning
Scope: City-wide

Environmental Impact Report



City of Rosemead
General Plan

Corrected and revised pages for insertion into
the Draft Environmental Impact Report.

September 6, 1966

DRAFT

ENVIRONMENTAL IMPACT REPORT
ROSEMEAD GENERAL PLAN

JULY 1986

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1. INTRODUCTION

1.1 Scope and Format

The City Council authorized the update of the Rosemead General Plan to bring it into conformance with State Law and to provide a firm basis for future development decisions. The implementation of the goals and policies of the Draft Rosemead General Plan are designed to mitigate adverse impacts from future development and growth. In addition, those goals and policies may also include specific measures designed to correct or mitigate an existing deficiency.

The scope of a local general plan is much greater than that of other projects evaluated in this process. The environmental impacts associated with the implementation of a local general plan are more difficult to assess than those from a specific project. For this reason, the degree of analysis and precision for a local general plan will not be as great as that for a specific construction project of development. The CEQA Law and Guidelines recognizes the difficulty in the application of the CEQA Law and Guidelines to a local general plan. Section 15176 of the CEQA Law and Guidelines state:

"An EIR on a construction project will necessarily be more detailed in the specific effects of the project than will be an EIR on the adoption of a local general plan or comprehensive zoning ordinance because the effects of the construction can be predicted with a greater degree of accuracy."

The CEQA Law and Guidelines go on to say that an EIR prepared for a local General Plan should focus on secondary effects that may be expected with the adoption and subsequent implementation of the general plan though the EIR does not need to be as detailed as the analysis prepared for any individual projects that may result from implementation.

1.2 Required Contents of and EIR

The General Plan and Background Report are referenced throughout this EIR and the format of the EIR is summarized in the table on the following page.

Table of Contents (Section 15122): An EIR must contain a Table of Contents or an index to assist the reader in finding the analysis of different subjects and issues.

Summary (Section 15123): A brief summary must be included to describe the proposed action and its consequences.

Project Description (Section 15.24): A description of the proposed project must be provided including the following:

- (1) Maps showing the projects boundaries and regional location;
- (2) A statement of objectives sought by the proposed project;

- (3) A general description of the project; technical, economic, and environmental characteristics; and

- (4) A statement briefly describing the intended use of the EIR.

Environmental Setting (Section 15125): An EIR must include a description of the environment in the vicinity of the proposed project as it exists prior to the commencement of the project.

Environmental Impact (Section 15126): The environmental impacts anticipated to result from the implementation of the proposed project must be described. The document should include a description of any significant environmental effects of the proposed project, any significant environmental effects of the proposed project which cannot be avoided, and the identification of mitigation measures designed to reduce the significant effects. The EIR must also include a range of reasonable alternatives to the project which could feasibly attain the basic objectives of the project.

Other subsections outlined in Section 15126 require that an EIR describe the cumulative and long-term effects of the proposed project which could affect the environment and the identification of any significant irreversible environmental changes which would result from the implementation of the proposed project.

Non-significant Environmental Effects (Section 15128): The EIR must contain a statement briefly describing the reasons that certain environmental effects were determined to be non-significant, and as a result, were not analyzed in the EIR.

Required Description and Analysis	Primary Reference
1. <u>Summary</u> (Section 15123 of Guidelines)	Section 1.3 EIR
2. <u>Description of Project</u> (Section 15124 of Guidelines)	Section 2 EIR
3. <u>Description of Environmental Setting</u> (Section 15125 of Guidelines)	Background Report
4. <u>Environmental Impact</u> (Sections 15126 and 15143)	Section 3 EIR
a. Significant Environmental Effects	
b. Effects Which Cannot be Avoided	
c. Mitigation Measures	
5. <u>Alternatives to the Proposed Action</u> (Section 15126 of Guidelines)	Section 4 EIR
6. <u>The Relationship Between Local Short-Term Uses of Man's Environment and Long-Term Productivity</u> (Section 15126 of Guidelines)	Section 5 EIR

1.3 Summary

The project involves the update of the Rosemead General Plan and will result in substantial changes in land use in certain areas of the City while providing for a continuation of existing land uses in other areas of the City. The land use policy as identified in the Draft Rosemead General Plan includes the following features:

- ° The maintenance, preservation, and stabilization of the existing lower density residential neighborhoods is emphasized. This is accomplished through restricting further construction of multiple-family residential development or, in some instances, requiring this type of development to be constructed in such a way so they are more compatible with surrounding single-family neighborhoods.
- ° New residential development will be possible in areas of the City designated for "mixed-use residential/commercial." This designation would allow residential development to be used for infill along the commercial strips. The commercial uses in these areas would continue to be allowed and would be unaffected unless there was ample developer interest in constructing residential units in these areas.
- ° The Land Use Policy also encourages the development of commercial centers located at strategic intersections. The land use policies contained in the Land Use Element also call for the intensification of commercial development in specific districts including an area immediately south of the San Bernardino Freeway, north of Hellman Avenue, the area surrounding the intersection of Garvey Avenue and San Gabriel Boulevard, and continued commercial development in and around Rosemead Square.
- ° The Land Use Policy contained in the Land Use Element provides for a retention of the existing industrial land uses in the City. In certain areas currently designated for industrial uses, commercial development would be allowed under the proposed General Plan.

The environmental impacts anticipated to result from the implementation of the Rosemead General Plan will result primarily from the Plans' proposed changes in land use. The potential impacts are summarized below.

Land Use - The major environmental impacts relative to proposed changes in land use concern the expansion of the existing commercial centers and those areas of the City identified as redevelopment/revitalization districts as identified in the Economic Development Element.

Transportation - Circulation - The implementation of the Draft General Plan should represent an improvement in circulation over the existing conditions. The intensification of land uses in specific areas of the City, however, will result in significant increases in traffic volumes over the existing levels.

Population - The implementation of the Land Use Policy will not result in any immediate gains in population. The additional units which may result are limited to those areas designated for mixed use. The population gains would be offset by a more restrictive zoning in the remaining residential areas of the City. The potential build-out, population is significantly less than the potential build-out under the existing adopted General Plan.

Housing - Additional housing may be possible in those areas of the City designated for mixed-use. The housing objectives and programs listed in the Housing Element of the General Plan provide actions designed to facilitate the rehabilitation of substandard units and to make provisions for sound, safe, and decent housing to lower income households. The Land Use Policy allows for approximately 16,800 dwelling units which represents an increase of 20 percent over the existing number of units.

Utilities - The reduction of allowable residential densities in large areas of the City will more than offset any potential population gains resulting from new residential development in those areas designated for mixed use. The implementation of the Land Use Policy will result in less residential energy consumption than what would be possible under the existing zoning.

Air Quality - The intensification of land uses in certain portions of the City will result in additional traffic with a resulting increase in mobile emissions. The Draft Rosemead General Plan will encourage lower overall residential densities City-wide when compared with the existing General Plan. The additions, goals, policies, and implementation measures are included in the Resource Management and Circulation Elements

Noise - The primary source of noise in the City of Rosemead will continue to come from vehicular traffic. This General Plan update includes numerous policies and implementation measures designed to reduce noise impacts from both mobile and stationary sources. The reduction of allowable densities in the interior residential neighborhoods, implementation of policies related to structural design and circulation will have a beneficial effect on reducing ambient noise levels. The implementation of the Land Use Policy as described in the General Plan will result in increases in traffic in specific areas of the City with corresponding increases in vehicular noise.

2. DESCRIPTION OF PROJECT

2.1 Location

The City of Rosemead is located in the San Gabriel Valley in eastcentral Los Angeles County. The City is bounded on the north by Temple City and San Gabriel, on the west by San Gabriel and south San Gabriel, by Montebello on the south, and El Monte and South El Monte on the east. The location of the City of Rosemead is depicted in Figures 1 and 2.

2.2 Characteristics of Project

In September, 1984, the City Council authorized the update of the Rosemead General Plan to bring it into conformance with State Law (particularly with respect to the Housing Element) and to provide a firm basis for development decisions in the future. The General Plan Update consists of three primary components: the Background Report, the General Plan, and the Implementation Plan.

This General Plan Background Report presents an overview of existing conditions in Rosemead. The data are presented and analyzed on a city-wide and a sub-city basis and compared to the surrounding region. Current trends are identified and projections and forecasts developed to assess their implications for planning. The purpose of the Background Report is to provide the basis for the setting of goals and objectives and to establish the rationale behind General Plan policy direction.

The City of Rosemead General Plan includes the following elements: Land Use, Circulation, Housing, Resource Management, Noise, Public Safety, and Economic Development.

The Land Use Element meets the State mandated requirements for a Land Use Element; the Resource Management Element conforms to the State requirements for the Conservation and Open Space Elements, and the Public Safety Element meets the requirements for a Safety Element.

The Rosemead General Plan also includes an Economic Development Element which is an optional element. The Economic Development Element includes a strategy to broaden and stabilize the City's economy. It includes goals and policies to utilize in developing economic potential, including the diversification of the City's revenue base.

The Implementation Plan of the General Plan will include practical measures that will serve to implement the goals and policies articulated in the other individual elements. The Implementation Plan will provide a variety of measures that may be used in implementing specific policies.

The implementation of the land use policies as described in the Land Use Element and the accompanying map may result in substantial changes in land use in certain areas of the City. The most important features of the Land Use Element are described in the following summary:

Mr. Chicots

-5-

August 15, 1986
SCH No. 86070910

We recommend that the future TSM plans for employment sites include bicycle lockers, showers, and clothing lockers for employees, secure bicycle racks or storage facilities for visitors, and maps of local bicycle routes with suggestions which support bicycle travel. We suggest local bicycling organizations be contacted to provide useful suggestions for maximizing bicycle access.

We recommend the DEIR identify the appropriate stage in the development process to implement these mitigations.

6. Child Care Facilities

We recommend that the DEIR include consideration of the provision of child care facilities to reduce the length and frequency of employee trips related to child care responsibilities.

To insure the implementation of the TSM plans, we recommend that the DEIR include a schedule of who is to do what at various phases of General Plan implementation, and identify the type of development conditions to be required by the City in future development decisions.

If we can provide additional information or assistance, please contact Ms. Sydney Thornton of my staff at (916) 322-7109.

Sincerely,

June B. Georgity for

Gary Agid, Chief
Local Projects Support Branch
Technical Support Division

Enclosure

cc: Glenn Stober, OPR
Richard Spicer, SCAG
Brian Ferris, SCAQMD
Leo Bevon, SCR Transit District
Sydney Thornton, ARB

APPENDICES

FIGURE 2
Location Map

City of Cincinnati

General Plan

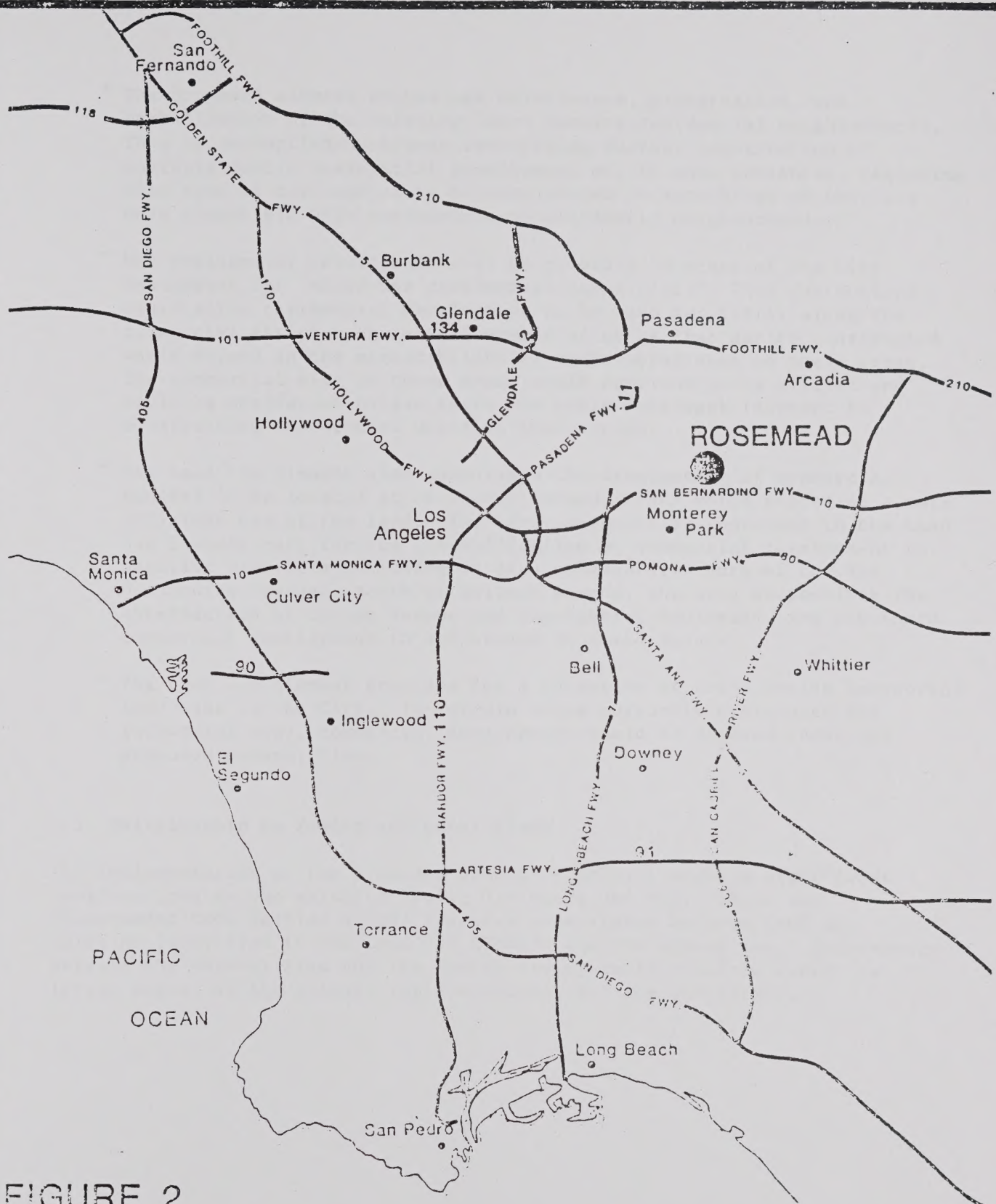
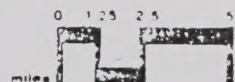


FIGURE 2
Location Map



City of Rosemead General Plan

COTTON/BELAND/ASSOCIATES



- ° The proposed element emphasizes maintenance, preservation, and stabilization of the existing lower density residential neighborhoods. This is accomplished through restricting further construction of multiple-family residential development or, in some instances, requiring this type of development to be constructed in such a way so they are more compatible with surrounding single-family neighborhoods.
- ° New residential development will be possible in areas of the City designated for "mixed-use residential/commercial." This designation would allow residential development to be used for infill along the commercial strips. The actual number of units that may be constructed would depend on the marketability of residential uses in these areas. The commercial uses in these areas would continue to be allowed and would be unaffected unless there was ample developer interest in constructing residential units in these areas.
- ° The Land Use Element also encourages the development of commercial centers to be located at strategic intersections which represent a more efficient use of the land. The land use policies contained in the Land Use Element call for the intensification of commercial development in specific districts including an area immediately south of the San Bernardino Freeway, north of Hellman Avenue, the area surrounding the intersection of Garvey Avenue and San Gabriel Boulevard, and continued commercial development in and around Rosemead Square.
- ° The Land Use Element provides for a retention of the existing industrial land uses in the City. In certain areas currently designated for industrial uses, commercial development would be allowed under the proposed General Plan.

2.3 Relationship to Zoning and Local Plans

The implementation of the proposed General Plan will require significant modifications to the existing Zoning Ordinance and Map. State Law (Government Code Section 65860) requires consistency between land use policies identified in the Land Use Element and the zoning map. Consistency between the General Plan and the Zoning Ordinance is required since the latter serves as the primary implementation tool for the former.

3. ENVIRONMENTAL IMPACTS

Any potential environmental impacts would be related to the proposed changes in land use resulting from the implementation of the land use element. The proposed General Plan will result in increased building intensity and population density in selected areas of the City. On a City-wide basis, however, those increases would be more than offset by the reduction in allowable development densities in large areas of the City.

The land use plan may result in a long-term transition in selected areas from non-productive commercial uses to urbanized residential and commercial development. These changes could be considered a substantial alteration of the present land use in some areas. The General Plan would also allow commercial development in several areas of the City now devoted to industrial uses.

The impacts anticipated to result from City approval of the Rosemead General Plan were identified for the project by City Staff and the Consultant. Each potential impact is discussed and analyzed individually in the related sections and is addressed according to:

- ° Environmental Setting: A discussion of existing conditions, facilities, services, and environment in the vicinity of the project site.
- ° Environmental Impacts: An identification and evaluation of impacts in qualitative and quantitative terms; and
- ° Mitigation Measures: A discussion of the measures proposed by the applicant, prepared by the EIR consultant, or required by the City for inclusion in the project to minimize adverse environmental effects.

The issues addressed in this EIR include the following:

Land Use	Section 3.1
Circulation	Section 3.2
Housing	Section 3.3
Utilities	Section 3.4
Air Quality	Section 3.5
Noise	Section 3.6

3.1 Land Use

Environmental Setting: The existing land use in the City of Rosemead is discussed in detail in the Background Report (Section III, Pages III-1 through III-21). This section of the Background Report also contains detailed maps depicting existing land uses within the individual planning areas.

Environmental Impacts: The implementation of the land use policies outlined in the Rosemead General Plan may result in substantial changes in land use over the life of the plan. The proposed General Plan creates several new land use designations and, as a result, comparisons between the existing development potential (as outlined under the existing zoning ordinance) and the plan are difficult to make.

The acreage under the existing zoning ordinance is compared with the acreages of land use under each of the land use designations contained in the Land Use Element in Table 1.

TABLE 1: COMPARISON OF EXISTING ZONING AND GENERAL PLAN

Land Use/Zoning ¹ Designation	Area (in acres)	General Plan ²	Area (in acres)
Residential			
Single-family (R-1)	881	low density	1135
Light-multiple (R-2)	603	medium density	305
Medium-multiple (R-3)	46	high density	74
Heavy-multiple (R-4)	1	mixed use/resi- dential commercial	72
Planned Development (P-D)			
Commercial			
Professional Office (P-O)	20	commercial	202
Light commercial (C-1)	18	mixed use/indus- trial/commercial	83
Medium commercial (C-3)	263		
Central business district (CBD)	18		
Industrial			
Light manufacturing (M-1)	168	office-light indus- trial	145

Source: ¹ Draft Land Use Element, Urban Futures, Inc. 1980.

² Cotton/Beland/Associates, 1986.

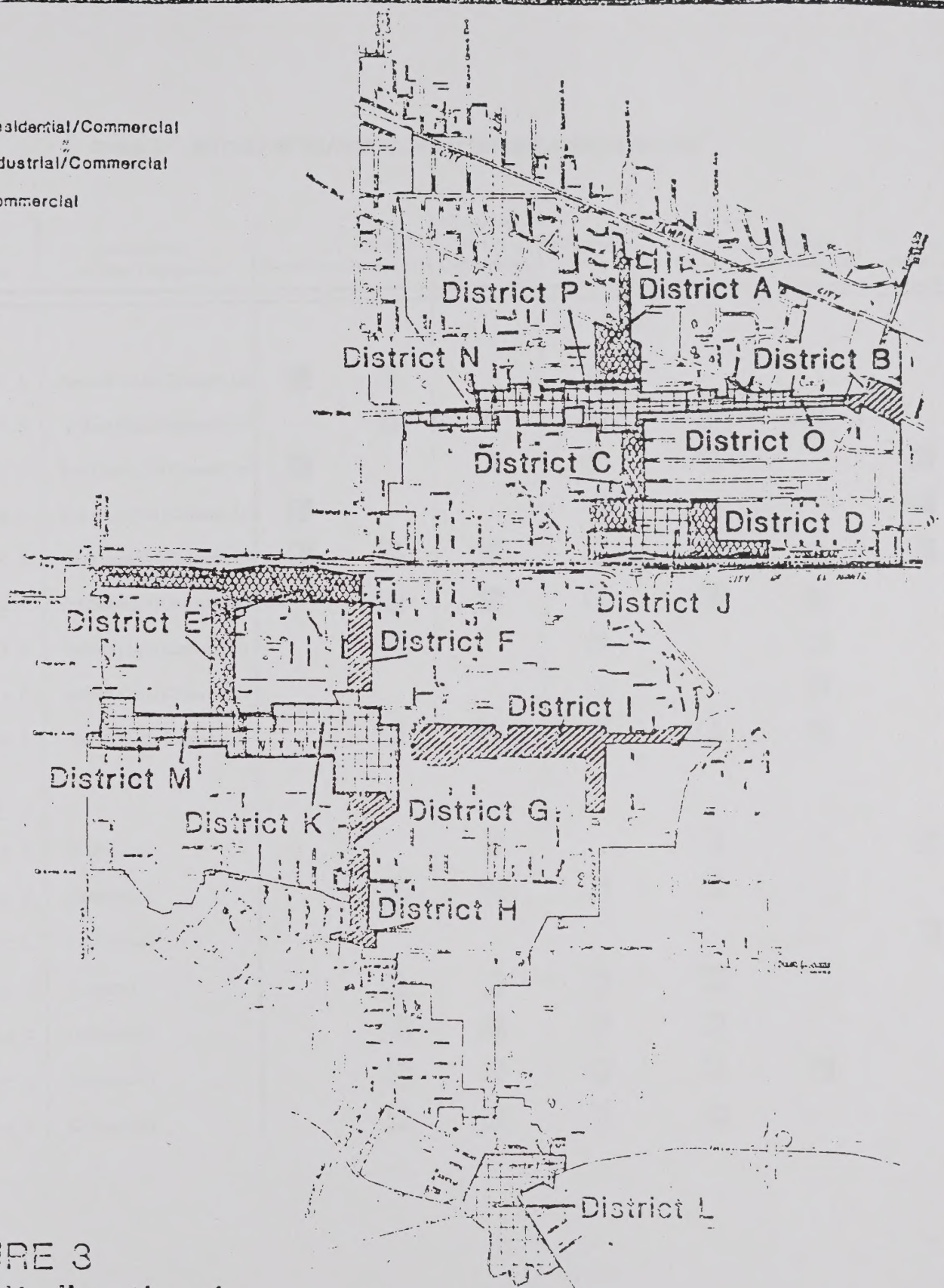
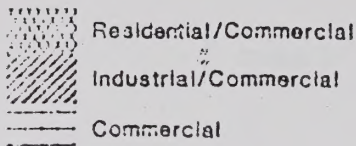


FIGURE 3
Revitalization/
Redevelopment Areas



TABLE 2: REVITALIZATION/REDEVELOPMENT DISTRICTS ZONING MATRIX

District Designation	General Plan Land Use Designation	Residential	Local Service Commercial	Specialty Retail Commercial	Professional Office	Financial & Related Institutions	Industrial Commercial	Freeway Commercial
<u>Mixed-Use</u>								
District A	Residential/Commercial	■	■		■			
District B	Industrial/Commercial		■	■	■	■	■	
District C	Residential/Commercial	■		■	■	■		■
District D	Residential/Commercial	■			■	■		■
District E	Residential/Commercial	■	■	■	■	■		■
District F	Industrial/Commercial		■	■	■	■	■	
District G	Industrial/Commercial		■		■		■	
District H	Industrial/Commercial				■		■	
District I	Industrial/Commercial		■	■	■	■	■	
<u>Commercial</u>								
District J	Commercial			■		■		■
District K	Commercial		■	■	■	■		
District L	Commercial							■
District M	Commercial		■	■	■	■		
District N	Commercial		■	■	■	■		
District O	Commercial		■	■	■	■	■	
District P	Commercial		■	■	■	■		

The greatest potential for change is within eight mixed-use districts (identified in the Land Use and Economic Development Elements) and seven commercial districts (identified in the Economic Development Element). The only provisions for new residential development (excluding infill and replacement housing in existing residential neighborhoods) will be restricted to the five mixed-use districts designated "mixed-use residential/commercial."

The locations of the mixed-use districts and the commercial districts are identified in Figure 3. The applicable zoning designations are indicated in Table 2.

Mitigation Measures: The goals and policies contained in the Land Use Element will serve to mitigate any potential adverse impacts that may result from the implementation of the land use policies outlined in the Rosemead General Plan. Specific mitigation policies are identified below.

Policy 1.2: Adequate buffering between lower density residential uses and adjacent higher density or non-residential uses should be provided to mitigate any land use conflicts.

Policy 1.3: The City through code enforcement will take an active role in insuring that owners maintain their property.

Policy 2.1: Encourage, through zoning, density bonuses and less restrictive land use controls as well as the agglomeration of commercial activities in small commercial centers located at strategic intersections.

Policy 2.2: Discourage, through zoning and other appropriate land use controls, further strip commercial development along the major arterials in the City.

Policy 2.3: Require commercial and industrial property owners, through code enforcement, to maintain and upkeep their property.

Policy 2.4: New commercial and industrial development in the City will be subject to architectural and design review.

Policy 3.3: Mixed-use developments must provide adequate buffering between the residential and commercial uses within the designated mixed-use area as well as in the adjacent areas.

Policy 4.3: The City should make an effort to exclude those commercial and industrial activities which would adversely impact the City without providing corresponding benefits to the City and its residents.

Policy 4.5: Preserve the existing "central business district" along Valley Boulevard and continue to support City efforts in its revitalization.

Policy 4.6: Continue to support the upgrading of Rosemead Square as a freeway commercial center with an emphasis placed on improving access and visibility to the freeway.

Policy 4.9: Insure that future commercial development adjacent to the San Bernardino Freeway, south of Glendon Way, are developed in a manner which complements other existing commercial uses while capitalizing on the high visibility provided by the adjacent freeway.

Policy 4.10: Insure that future projects in the area designated for mixed-use residential commercial east of Rosemead Square incorporate the highest design and construction standards possible to assure a compatibility of use, function, and circulation among the existing and proposed uses.

3.2 Circulation

Environmental Setting: The characteristics of the existing circulation system is described in the Background Report (Section IV, pages IV-1 to IV-5) and in the Circulation Element of the General Plan (Section 1.2).

Environmental Impacts: Since the City of Rosemead is relatively fully developed, the growth in traffic would be a result of redevelopment of existing areas, in-fill or intensification of areas and regional growth. These potentials for increased traffic are discussed in this section of the report and their traffic demands estimated.

There are three areas of the City where significant land use changes are being proposed which could impact the circulation system. Each of these has been examined and estimates made of trips to be generated by the proposed uses.

Rosemead Shopping Center. The area easterly of Hart Avenue is currently residential. A proposal to convert this to a Mixed Use: Residential/Commercial area is being considered. For purposes of estimating trip generation, it has been assumed that half of the area would be residential, at 14 dwelling units per acre, and half commercial (professional office-service). These new uses are estimated to generate 6,800 daily trip ends. The existing residential uses in this area are estimated to generate 4,500 daily trip ends so that the proposed use would add approximately 2,300 daily trips to the area road system.

Hellman Avenue. Redevelopment of the residential area between Hellman Avenue and the San Bernardino Freeway and between New Avenue and San Gabriel Boulevard is another land use change being considered. The proposed use would be Mixed Use: Residential/Commercial. An equal split of the area between residential at 14 dwelling units per acre and commercial (professional office-service) was assumed in order to estimate trip generation. Estimates of trip generation for existing land uses were 8,900 daily trip ends and for proposed land uses, 12,700 daily trip ends or an increase of 3,800 daily trips ends.

San Gabriel Boulevard/Garvey Avenue. The proposed land use plan would redevelop and intensify the commercial use of the area adjacent to this intersection. It is estimated that this land use change would add 3,800 daily trip ends to the circulation system.

Additional development and/or redevelopment may occur in various locations throughout the City which cannot be quantified. The circulation plan will allow for this kind of development; however, any major changes in land use should be carefully evaluated to ensure that they can be supported by the circulation system. There is also a potential expansion of development in the area of Walnut Grove and Rush which would place increased demand upon the circulation system and should be monitored.

Regional development is similar to that of the City and is not anticipated to result in significant increases on the arterial system. Increased regional demands upon the freeway system could result in congestion and diversion of trips to surface streets. The City should monitor the regional transportation planning process to voice concerns and present alternatives to any planning that could impact the City street system.

Mitigation Measures: Goals and policies contained in the Circulation Element will serve to mitigate the potentially adverse environmental impacts that may result from the implementation of the land use policies. The following policies contained in the Circulation Element will serve to mitigate adverse traffic-related impacts resulting from the implementation of the Land Use Policy.

Policy 1.1: The City will periodically review the function of Rosemead's system of roadways to identify any problems. (Circulation Element)

Policy 1.2: Encourage the development of TSM plans for all major office and commercial developments with special emphasis on those areas identified in Figure 6. (Circulation Element)

Policy 1.3: Cooperate with neighboring jurisdictions in developing resolutions to traffic problems that are regional in nature. Special emphasis should be devoted to Rosemead Boulevard, Valley Boulevard, Garvey Avenue, and San Gabriel Boulevard. (Circulation Element)

Policy 1.4: The City should study alternatives for improving circulation in the vicinity of Rosemead Square including the addition of travel lanes on Rosemead Boulevard through prohibition of parking and possible redesign of the freeway ramp at Rosemead Boulevard. (Circulation Element)

Policy 1.5: The City should consider a prohibition of on-street parking for San Gabriel Boulevard which would improve the capacity through the addition of two travel lanes. (Circulation Element)

Policy 1.6: A transportation management plan should be prepared as part of a specific plan for the mixed use

District located south of Rosemead Boulevard and north of Hellman Avenue. (Circulation Element)

Policy 1.7: The City should consider the extension of Rush Street to the Pomona Freeway either directly or via Rosemead Boulevard to provide additional east/west arterial access to the City. (Circulation Element)

Policy 2.1: Develop neighborhood traffic control plans for those neighborhoods experiencing the spillover traffic impacts. (Circulation Element)

Policy 2.2: Periodically review on-street parking in neighborhoods adjacent the revitalization/redevelopment districts (refer to Economic Development Element) and develop parking and control plans for those areas adversely affected by spillover traffic and parking. (Circulation Element)

Policy 3.1: The needs of the handicapped will be considered in all development plans. (Circulation Element)

Policy 3.2: Private and public parking shall be provided in sufficient amount to adequately meet local needs and to minimize congestion on arterial streets. (Circulation Element)

Policy 3.3: Require new development (industrial, commercial, and residential) to comply with parking area standards and periodically review and evaluate these standards for adequacy. (Circulation Element)

Policy 3.4: Require new development in revitalization/redevelopment districts to provide adequate off-street parking. (Circulation Element)

3.3 Housing and Population

Environmental Setting: The existing characteristics of the existing housing stock in the City of Rosemead is described in detail in Section IIB (pages II-15 to II-21). The demographic characteristics of the City's population is also described in the Background Report in Section IIA (pages II-1 to II-14).

Environmental Impacts: The implementation of the land use policies as outlined in the Land Use Element would result in an increase in the number of housing units with a corresponding increase in population. The goals and policies in the Land Use Element discourage new residential development at densities exceeding the existing densities, thus preserving the integrity of the single-family neighborhood.

New residential development (excluding replacement or in-fill housing) will be directed to those planning areas where higher density residential development is allowed and twelve districts designated as Mixed-Use: Residential/Commercial.

Table 3 describes the potential impact on housing and population that may be expected if the land use policy is implemented in its entirety. These projections are based on a "build-out" scenario which assumes that all of the acreage designated for a particular land use will be developed in that land use at the maximum allowable densities. The potential "build-out" population possible under the proposed General Plan is compared with the potential "build-out" population possible under the existing zoning.

Mitigation Measures: The goals and policies contained in the Land Use and Housing Elements will serve to mitigate potential adverse effects associated with the implementation of the proposed General Plan land use policy. Specific policies also serving as mitigation measures are identified below:

Policy 1.1: Encourage the rehabilitation of existing sub-standard units to bring them up to code and extend their useful lives. (Housing Element)

Policy 1.3: Preserve existing residential areas by using design measures to buffer these sensitive land uses from adjacent dissimilar uses. (Housing Element)

Policy 1.4: Existing single-family units that require demolition must be replaced with residential units that will be comparable in character to those units which were removed. (Housing Element)

Policy 2.1: There should be a variety of housing types and prices to accommodate a wide range of housing needs and tastes. (Housing Element)

Policy 2.2: Encourage the maintenance of existing housing opportunities while promoting the development of new housing opportunities for the City's elderly. (Housing Element)

Policy 2.3: Discourage the conversion of apartments to condominiums by requiring that converted buildings be brought into full compliance with the existing codes. (Housing Element)

Policy 3.1: A range of housing opportunities should be provided to existing and future residents of the City of Rosemead to insure that housing is available to all socio-economic segments of the community. (Housing Element)

Policy 3.2: Low and moderate-income housing should be of equal design, construction, and maintenance as that of more expensive housing in the City of Rosemead. (Housing Element)

Policy 3.3: Housing developed for low and moderate income households should not be concentrated in any single location or planning area. (Housing Element)

TABLE 3: POPULATION AND HOUSING IMPACTS

LAND USE CATEGORY	EXISTING ZONING	GENERAL PLAN
Low Density (R-1)	880 acres	1,135 acres
number of units	6,160	7,945
population*	20,328	26,219
Medium Density (R-2)	603 acres	305 acres
number of units	8,442	4,270
population*	27,859	14,091
High Density (R-3; R-4)	47 acres	74 acres
number of units	1,424	2,220
population*	4,699	7,326
Planned Development (PD)	72 acres	--
number of units	1,440	
population*	4,752	
Mixed Use: Residential/ Commercial**	--	72 acres
number of units		504
population*		1,663
Total Number of Units	17,466	14,939
Total population	57,638	49,299

*Population projections are based on an average household size of 3.3 persons (1984 Department of Finance).

**Population and dwelling unit projections assume 50 percent of acreage designated for mixed-use will be developed as residential.

Policy 3.4: The provision for low and moderate income housing should be coordinated with the Los Angeles County Housing Assistance Program (HAP). (Housing Element)

Policy 4.1: Provide information and referral services to regional agencies which counsel people on fair housing and landlord-tenant issues. (Housing Element)

Policy 4.2: The City of Rosemead will continue to support and assist in enforcing, as required, the provisions of the Federal Fair Housing Act. (Housing Element)

Policy 1.1: Restrict further construction of multiple-family units in those neighborhoods that are predominately single-family. (Land Use Element)

Policy 1.2: Adequate buffering between lower density residential uses and adjacent higher density or nonresidential uses should be provided to mitigate any land use conflicts. (Land Use Element)

Policy 1.3: The City through code enforcement will take an active role in insuring that owners maintain their property. (Land Use Element)

Policy 3.3: Mixed-use developments must provide adequate buffering between the residential and commercial uses within the designated mixed-use area as well as in the adjacent areas. (Land Use Element)

Policy 3.4: Commercial and residential planned developments should be encouraged wherever possible. (Land Use Element)

3.4 Utilities

Environmental Setting: The existing public facilities and infrastructure is described in the Background Report. The existing sewer system is described in Section V (p. V-3). The water system is also described in Section V (pp. V-3 to V-7). Natural gas and electricity is supplied by the Southern California Gas Company and Southern California Edison, respectively.

Environmental Impacts: The implementation of the land use policy will result in an incremental increase in water consumption and sewage generation. The adoption of the goals and policies pertaining to land use policy will not result in any immediate change in water consumption or sewage generation though increases may occur over the lifetime of the Plan.

The generation and consumption factors are difficult to measure considering the scale of the project, in this case, a city wide general plan update. Furthermore, the precise nature of these activities which may locate in areas designated for non-residential uses are unknown, making consumption and generation estimates very difficult.

Table 4 depicts a potential water consumption and sewage generation that may result with the implementation of the land use policies outlined in the General Plan. The potential consumption/generation rates which may result from potential development occurring under the existing zoning ordinance.

Table 4: Residential Consumption Generation Rates

	Existing Zoning	General Plan
Sewage Generation ¹		
Single-family (250 gal/day/unit)	3,650,500 gals/day	3,179,750 gals/day
Multiple-family ³ (200 gal/day/unit)	572,800 gals/day	444,000 gals/day
Total (gal/day)	4,223,300 gals/day	3,623,750 gals/day
Water Consumption ¹		
Single-family (250 gal/day/unit)	3,650,500 gals/day	3,179,750 gals/day
Multiple-family (250 gal/day/unit)	572,800 gals/day	440,000 gals/day
Total (gal/day)	4,223,300 gals/day	3,623,750 gals/day

Source: ¹ Generation/Consumption factors are from
City of Los Angeles EIR Manual for Private Projects.
 City of Los Angeles Planning Department 1973.

² Single family = low density (R-1) and medium density (R-2)

³ Multiple Family = high density (R-3, R-4) and Planned
 Development (P.D.)

Mitigation Measures: The following policies contained in the Resource Management Element will serve to mitigate adverse impacts related to Water Consumption.

Policy 3.1: Encourage the conservation of water resources in residential, commercial, and industrial development.
 (Resource Management Element)

Policy 3.2: The City will cooperate, to the degree necessary, with Federal, State and County Agencies, and jurisdictions, in the maintenance and improvement in the quality of local ground water. (Resource Management Element)

3.5 Air Quality

Environmental Setting: The South Coast Air Quality Management District (SCAQMD) is responsible for monitoring air pollution sources and impacts for counties of Los Angeles, Orange, Riverside, and San Bernardino. The City of Rosemead is located in Source Receptor Areas 8 and 11; that portion of the City located north of the San Bernardino Freeway is located in Area 8 and the portion of the City south of the freeway is in Source Receptor Area 11. Detailed air quality data for the two source-receptor areas applicable to the City is provided in Table 5.

The stations in the two receptor areas monitor levels of carbon monoxide (CO), ozone (O3), nitrogen oxide (NOx), sulfur dioxide (SOx), total suspended particulates, lead and sulfates. In the SCAQMD region, approximately 88 percent of the carbon monoxide (CO) pollution is derived from automobiles and more nearly 95 percent of the hydrocarbon, NOx, SOx, and particulate pollutants are generated by vehicles of all types.

The entire South Coast Air Basin has been specified as a non-attainment area which refers to any area which has been shown to have pollutant levels of one or more pollutants in excess of those levels deemed acceptable by any national ambient air quality standards. The Pasadena monitoring station has consistently registered values that exceeded both State and Federal Standards. The table identifies the State standards for those pollutants monitored by the SCAQMD and the number of days those standards were exceeded in each of the receptor areas including Receptor Area Number 8 and 11.

The State standards are more restrictive than the Federal Standards for the pollutants indicated in Table 5. As evident from the examination of the Table, ozone levels in the two receptor areas exceeded standards established by the State for much of the year.

Environmental Impacts: The adoption of the land use policies contained in the General Plan will not immediately affect air quality in the City and surrounding region. The implementation of specific projects, as allowed under the proposed general plan will result in an incremental degradation of air quality due to traffic-related pollutants and from both on-site and off-site stationary sources.

It is very difficult to evaluate potential air quality impacts that may result with the implementation of the land use policy because of the wide range of development scenarios that may be possible, especially as it relates to commercial and industrial development. For purposes of analysis, the potential air quality impacts that may be expected from residential development was estimated. Table 6 compares the potential air quality impacts if residential development proceeds as outlined in the land use policy at the maximum possible densities with the maximum residential development potential under the existing zoning.

TABLE 5: 1984 AIR QUALITY DATA FOR SOURCE RECEPTOR AREA NOS. 8 AND 11

Pollutant (State Standard)	Receptor Area 8	Receptor Area 11
	# Days State Study Exceeded	# Days State Study Exceeded
Carbon Monoxide (> 9.1 PPM, 8-hours)	0	0
(20 PPM, 1-hour)	0	0
(Max. Concentration in PPM, 1-hour)	13	13
Ozone (> .10 PPM, 1-hour)	169	129
(Max. Concentration in PPM, 1-hour)	.30	.27
Nitrogen Dioxide (> .25 PPM, 1-hour)	0	1
(Max. Concentration in PPM, 1-hour)	.21	.25
Sulfur Dioxide (> .05 PPM, 24-Hour)	0	0
(Max. Concentration in PPM, 1-hour)	.03	.09
Suspended Particulates (> 100 Ug/m ³)	15	25
(Max. Concentration in Ug/m ³ 24-hour)	133	172

PPM - Parts by volume per million parts of air

Note: Lead and Sulfates standards were not exceeded in these Receptor Areas.

Source: South Coast Air Quality Management District

TABLE 6: AIR QUALITY IMPACTS 1

	Carbon Monoxide (CO)	Nitrogen Oxide (NOx)	Sulfur Dioxide (SOx)	Hydro- ¹ carbons	Parti- culates
GENERAL PLAN					
<u>Vehicular Source</u>					
130,962 trips @ 5 miles/trip = 654,810 miles/day.	12,822.2	2,134.6	346.2	1,283.7	461.5
<u>Stationary Sources</u>					
Electrical Consumption (238,942 KWH day)	50.2	501.7	334.5	31.1	43.0
Natural Gas Consumption (3,072,989 cu.ft./day)	61.5	245.8	Negl.	24.6	0.5
ZONING ORDINANCE					
<u>Vehicular Source</u>					
148,760 trips @ 5 miles/trip = 743,800 miles/day.	14,564.7	2,424.7	393.2	1,458.1	524.3
<u>Stationary Sources</u>					
Electrical Consumption (279,360 KWH day)	58.7	586.7	391.1	36.3	50.3
Natural Gas Consumption (3,698,602 cu.ft./day)	74.0	295.8	Negl.	29.6	0.6
Threshold Criteria (SCAQMD)	550	150	100	75	150

Notes: (1) Trip generation factors are from San Diego Traffic Generators.

(2) Electrical and natural gas consumption rates are from Air Quality Handbook for Environmental Impact Reports. South Coast Air Quality Management District (1983).

(3) Emission factors are from Air Quality Handbook for Environmental Impact Reports.

(4) Vehicular Emissions are based on California State Composite Moving Exhaust Emission Rates for the year 2000 and assumes an average trip length of 5 miles @ 35 miles per hours.

Mitigation Measures: The following policies contained in the Resource Management and Circulation Elements will serve to mitigate adverse impacts in air quality that may be expected to result from implementation of the Land Use Policy contained in the General Plan.

Policy 4.1: Encourage energy conservation efforts and the incorporation of energy-saving designs and features into new and refurbished buildings. (Resource Management Element)

Policy 4.2: Encourage public employees to follow energy conservation, procedures designed to reduce energy consumption. (Resource Management Element)

Policy 1.2: Encourage the development of TSM plans for all major office and commercial developments with special emphasis on those areas identified in Figure 6. (Circulation Element)

Policy 1.3: Cooperate with neighboring jurisdictions in developing resolutions to traffic problems that are regional in nature. Special emphasis should be devoted to Rosemead Boulevard, Valley Boulevard, Garvey Avenue, and San Gabriel Boulevard. (Circulation Element)

Policy 1.6: A transportation management plan should be prepared as part of a specific plan for the mixed use district located south of Rosemead Boulevard and north of Hellman Avenue. (Circulation Element)

3.6 Noise

Environmental Setting: The existing environment as it relates to noise is described in Section VIII in the Background Report and in Section 1.2 and 2.1 in the Noise Element.

Environmental Impacts: The implementation of the land use policies will result in an incremental increase in ambient noise levels primarily due to the increases in traffic related noise. The anticipated noise impacts are quantified in Section 2.1 of the Noise Element.

The implementation of specific land use policies as they relate to mixed use: residential/commercial development may result in a substantial number of residential units being constructed in areas where noise exposure exceeds 60 dB. State law (Section 1092, Title 25) requires insulation in new multiple-family dwellings constructed within 60 dB noise exposure contours.

Mitigation Measures: The policies contained within the Noise Element will serve to mitigate potential adverse noise impacts resulting from the implementation of the Land Use Policy of this General Plan.

Policy 1.1: Establish acceptable limits of noise for various land uses throughout the community by insuring compliance with those standards for interior and exterior noise as established by the Noise Element.
(Noise Element)

Policy 1.2: Require new multiple-family residential development to comply with State regulations if they are to be located in areas where ambient noise levels exceed 60 dB. (Noise Element)

Policy 1.3: Periodically review and update the noise contour map to insure that any future noise increases not considered in this Noise Element will be identified.
(Noise Element)

Policy 1.4: Encourage acoustical design in new construction. (Noise Element)

Policy 1.5: Require sound walls to be constructed in those areas designated as mixed-use districts where there are noise-sensitive land uses on adjacent properties.
(Noise Element)

Policy 2.1: Require the consideration of noise impacts and mitigation in the design of new roadway projects in improvements to major or secondary arterials.
(Noise Element)

Policy 2.2: Reduce transportation noise through the coordination of truck traffic by prohibiting through truck traffic on local streets in residential area. (Noise Element)

Policy 2.3: Continue to support the efforts of the Los Angeles County Sheriff in the enforcement of vehicle codes as they relate to noise generation. (Noise Element)

Policy 2.4: Consider alternatives to further reduce noise impacts on noise sensitive land uses generated from rail traffic in Planning Area 1. (Noise Element)

Policy 3.1: Establish a new Community Noise Ordinance to mitigate noise conflicts. (Noise Element)

Policy 3.2: Require that the potential for noise be considered when approving new development to reduce the possibility of adverse affects related to noise. (Noise Element)

Policy 3.3: Evaluate noise generated by construction activities to insure compliance with Community Noise Ordinance. (Noise Element)

Policy 3.4: Establish and maintain coordination among the City agencies involved in noise abatement. (Noise Element)

4. Alternatives to the Proposed General Plan

Three alternatives land use concepts were developed during the preparation phases of the General Plan. These alternatives were presented on graphics which are on file in the planning department. The three alternatives considered a full range of land uses in the City including the "no project" alternative which considered a continuation of existing land use patterns; a land use alternative considered continuing land use policies of the adopted general plan; and finally an alternative that would encourage intensification of development in some areas of the City while maintaining existing densities in the majority of the residential neighborhoods.

The land use policy as described in the Land Use Element is an outgrowth of all these alternatives. The land use plan capitalizes on existing land use trends while incorporating both existing and new land use policies to guide future development. The three alternatives examined are described in Table 7 and compared with the development possible under the proposed General Plan. The Table also identifies the potential number of dwelling units possible under each scenario with a corresponding population projection.

TABLE 7: DEVELOPMENT ALTERNATIVES

Land Use Category	Alternative 1 (Existing Land Use)	Alternative 2 (Existing Zoning)	Alternative 3	General Plan
<u>RESIDENTIAL</u>	2,696 ac.	1,602 ac.	1,528 ac.	
Low Density (R-1)		880 ac.	1,081 ac.	1,135 ac.
No. of dwelling units	6,393	6,160	7,567	7,945
population*	21,097	20,328	24,971	26,219
Medium Density (R-2)		603 ac.	291 ac.	305 ac.
No. of dwelling units	8,751	8,442	4,074	4,270
population	28,878	27,859	13,444	14,091
High Density (R-3; R-4)		47 ac.	103 ac.	74 ac.
No. of dwelling units	1,332	1,424	3,090	2,220
population	4,396	4,699	10,197	7,326
Planned Development (P-D)		72 ac.		
No. of dwelling units	N/A	1,440	N/A	N/A
population	N/A	4,752	N/A	N/A
Mixed-Use Residential/Commercial (No existing zoning designation)	N/A	N/A	235 ac.	72 ac.
No. of dwelling units**	N/A	N/A	4,700	504
population	N/A	N/A	15,510	1,663
<u>COMMERCIAL</u>				
Commercial (P-O; C-1; C-3; CBD)	212 ac.	224 ac.	214 ac.	202 ac.
<u>MIXED-USE OVERLAY</u>				
Mixed-Use Residential Commercial (No existing zoning designation)	N/A	N/A	235 ac.	72 ac.
Mixed-Use: Light Industrial/Commercial	N/A	N/A	161 ac.	83 ac.
<u>INDUSTRIAL</u>				
Office-Light Industry (Included in existing C-3)	93 ac.	75 ac.	112 ac.	145 ac.
Manufacturing	39 ac.	168 ac.	301 ac.	N/A

Notes: *The population was estimated on an average household size of 3.3 persons (1984 Department of Finance).

**Assuming 50 percent of acreage is developed as residential.

TABLE 8: POTENTIAL DEVELOPMENT/POPULATION AT BUILD-OUT

<u>Development Alternative</u>	<u>No. of Dwelling Units</u>	<u>Population</u>
Alternative #1: (Existing Land Use)	16,476	54,371
Alternative #2: (Existing Zoning)	17,466	57,638
Alternative #3: (Proposed General Plan)	19,431	64,122
General Plan	14,939	49,299

5. ANALYSIS OF LONG-TERM EFFECTS

5.1 Analysis of Cumulative and Long-Term Impacts

Cumulative Impacts: The California Environmental Quality Act Guidelines (CEQA) define cumulative effects as "two or more individual effects that, when considered together are considered or which compound or increase other environmental impacts." The Guidelines further note that the individual effects can be the various changes related to a single project or the change involved in a number of other closely related past, present, and reasonable foreseeable future projects (Section 15023.5).

The State CEQA Guidelines define "significant effect" as a substantial adverse change in any of the physical conditions within the area affected by the proposed project. The impacts are not considered "significant" if the potential effects can be reduced to acceptable levels through the implementation of mitigation measures.

A project may result in significant effect which can not be mitigated. In these instances, approval of the project by the City or Agency will require a "Statement of Overriding Consideration". This document is a public statement made by the Lead Agency which indicates that the benefits associated with the implementation of the proposed project outweigh the adverse environmental effect.

Long-Term Effects: The primary effect on the long-term productivity of the environment will be the continued commitment of the area to urban uses. The proposed General Plan is intended to plan for development of the City's recreational, commercial, industrial and residential uses. Additional development in the area will consume nonrenewable resources during the construction and life of the proposed uses. During construction, the use of building materials and energy resources will be largely irreversible and irretrievable. During the life of the plan, irretrievable resources consumed will include substantial amounts of energy, water, and other natural resources. Public facilities and services will need to be expanded to serve the project area and indicated in the General Plan.

The public investment required to build the proposed public improvements and the private investment required to build industrial, commercial and residential uses will commit future generations to urban uses of the area. As a result, future generations will experience the environmental consequences of the development and also receive the beneficial impacts.

The adoption and implementation of the goals and policies of the Rosemead General Plan will represent a continued commitment of the planning area to urban uses. The development of the planning area as proposed will preclude other development options for the life of the structures constructed on the site.

5.2 Growth-Inducing Impacts: The General Plan does not so much induce growth as it does accommodate and provide the mechanism to control it. The Land Use Element of the General Plan and the accompanying Background Report describe ongoing land use trends in Rosemead.

The infrastructure requirements of the increased population, coupled with the need to upgrade existing deteriorating systems, could lead to indirect growth inducing effects. These include:

- ° The need for additional water and sewage collection/treatment facilities;
- ° Additional public facilities and services; and
- ° Circulation system improvements.

These impacts are expected to be covered in environmental documentation to be prepared when specific projects are proposed. Regular updating of the General Plan and EIR will greatly assist in the early identification of specific environmental concerns and mitigation measures.

5.3 Non-Significant Environmental Effects (Section 15128): Certain environmental effects were determined to be non-significant and thus, were not analyzed in the EIR. The specific issue areas and the reasons they were not analyzed are discussed below.

Earth - The City is completely developed with no areas of undisturbed soil. The implementation of the General Plan would have no impact on the soils, topography, the geologic framework beyond what has already occurred.

Water - The proposed General Plan will not affect any surface water or affect the natural drainage of water bodies due to existing urbanization.

Plant Life - The implementation of the General Plan will not impact any native rare or endangered plant species. The existing plant species found in planning area consist of those continuously found in an urban setting.

Animal Life - No rare or endangered animal species are found within the planning area.

Aesthetics - The implementation of the General Plan will not impact scenic vistas in the planning area.

Archaeological - There are no known or suspected archaeological sites within the planning area.

Any long-term environmental effects would be related to proposed changes in land use that would contribute to any of the following:

1. Land Use - The land use plan may result in a long-term transition in selected areas from non-productive commercial uses to urbanized residential and commercial development. These changes could be considered a substantial alteration of the present land use in some areas.
2. Population - Construction of the anticipated land uses will accommodate an increase in the permanent and daytime population of the Planning Area.
3. Transportation/Circulation - Increased development of residential commercial and industrial land uses with implementation of the General Plan will add additional traffic to the circulation system beyond current levels.
4. Air Quality - The additional vehicular traffic in the area will emit pollutants which will deteriorate the air quality in the region. However, air quality is expected to improve by the year 2005 due to improved vehicles and stricter controls and standards.
5. Housing - The General Plan provides for an expansion of the housing stock in certain areas of the City over existing levels in response to the anticipated rise in population. This possible increase in the number of units will be more than offset by reducing the allowable residential development densities in the existing neighborhoods.
6. Energy and Utilities - The more intense land uses and larger population will result in the consumption of greater amounts of energy and increase the demands on utilities, particularly electricity and natural gas. The conservation measures proposed in the General Plan in addition to the implementation of goals and policies in the Infrastructure Element will serve to even the significance of these impacts.
7. Noise - While more intense land uses and greater levels of vehicular traffic will combine to increase ambient noise levels in the Planning Area, particularly around major activity areas and along major traffic arterials.

Irreversible Impacts: All impacts associated with implementation of the General Plan are considered irreversible within a short-term time period. The implementation of the land use policy outlined in the General Plan will result in more intense development in those districts designated as re-vitalization/redevelopment areas (refer to Figure 3 in this EIR). Development in these districts may result in irreversible changes in the:

- ° Land use patterns;
- ° Volume and distribution of vehicular traffic;
- ° Air quality;
- ° Amount, type and cost of housing;
- ° Consumption of energy; and
- ° Ambient noise levels.

6. References

6.1 Preparers of EIR/General Plan

Cotton/Beland/Associates, Inc. - Urban and Environmental Planning
1028 North Lake Avenue, Suite 107
Pasadena, California 91104

Mestre-Greve Associates - Noise Studies
280 Newport Center Drive, Suite 230
Newport Beach, California 92660

Weston-Pringle and Associates
2651 Chapman Avenue, Suite 110
Fullerton, California 92631

6.2 References Consulted

- A. Trip Generation. Institute of Transportation Engineers 1979
- B. Population Research Unit, Department of Finance, State of California 1986.
- C. Air Quality Handbook for Environmental Impact Reports. South Coast Air Quality Management District 1983.
- D. Background Report for the Rosemead General Plan Cotton/Beland/Associates, Inc. 1985.
- E. Draft City of Rosemead General Plan. Cotton/Beland/Associates 1986.
- F. General Plan Guidelines. Office of Planning Research 1985.
- G. CEQA Law and Guidelines. Office of Planning Research 1984.

APPENDICES

COPY

INITIAL STUDY

ENVIRONMENTAL CHECKLIST FORM

COPY

I. Background

1. Name of Proponent City of Rosemead
2. Address and Phone Number of Proponent 8838 E. Valley Blvd
Rosemead, CA (818) 288-6671
3. Date of Checklist Submitted 6/5/86
4. Agency Requiring Checklist Planning Dept. City of Rosemead
5. Name of Proposal, if applicable General Plan (all elements) 1986

II. Environmental Impacts

(Explanations of all "yes" and "maybe" answers are required on attached sheets.)

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
1. Earth. Will the proposal result in:			
a. Unstable earth conditions or in changes in geologic substructures?	<u> </u>	<u> </u>	<u>X</u>
b. Disruptions, displacements, compaction or overcovering of the soil?	<u> </u>	<u> </u>	<u>X</u>
c. Change in topography or ground surface relief features?	<u> </u>	<u> </u>	<u>X</u>
d. The destruction, covering or modification of any unique geologic or physical features?	<u> </u>	<u> </u>	<u>X</u>
e. Any increase in wind or water erosion of soils, either on or off the site?	<u> </u>	<u> </u>	<u>X</u>
f. Changes in deposition or erosion of beach sands, or changes in siltation, deposition or erosion which may modify the channel of a river or stream or the bed of the ocean or any bay, inlet or lake?	<u> </u>	<u> </u>	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
g. Exposure of people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards?	_____	_____	<u>X</u>
2. Air. Will the proposal result in:			
a. Substantial air emissions or deterioration of ambient air quality?	_____	_____	<u>X</u>
b. The creation of objectionable odors?	_____	_____	<u>X</u>
c. Alteration of air movement, moisture, or temperature, or any change in climate, either locally or regionally?	_____	_____	<u>X</u>
3. Water. Will the proposal result in:			
a. Changes in currents, or the course of direction of water movements, in either marine or fresh waters?	_____	_____	<u>X</u>
b. Changes in absorption rates, drainage patterns, or the rate and amount of surface runoff?	_____	_____	<u>X</u>
c. Alterations to the course or flow of flood waters?	_____	_____	<u>X</u>
d. Change in the amount of surface water in any water body?	_____	_____	<u>X</u>
e. Discharge into surface waters, or in any alteration of surface water quality, including but not limited to temperature, dissolved oxygen or turbidity?	_____	_____	<u>X</u>
f. Alteration of the direction or rate of flow of ground waters?	_____	_____	<u>X</u>
g. Change in the quantity of ground waters, either through direct additions or withdrawals, or through interception of an aquifer by cuts or excavations?	_____	_____	<u>X</u>
h. Substantial reduction in the amount of water otherwise available for public water supplies?	_____	_____	<u>X</u>
i. Exposure of people or property to water related hazards such as flooding or tidal waves?	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
4. Plant Life. Will the proposal result in:			
a. Change in the diversity of species, or number of any species of plants (including trees, shrubs, grass, crops, and aquatic plants)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of plants?	_____	_____	<u>X</u>
c. Introduction of new species of plants into an area, or in a barrier to the normal replenishment of existing species?	_____	_____	<u>X</u>
d. Reduction in acreage of any agricultural crop?	_____	_____	<u>X</u>
5. Animal Life. Will the proposal result in:			
a. Change in the diversity of species, or numbers of any species of animals (birds, land animals including reptiles, fish and shellfish, benthic organisms or insects)?	_____	_____	<u>X</u>
b. Reduction of the numbers of any unique, rare or endangered species of animals?	_____	_____	<u>X</u>
c. Introduction of new species of animals into an area, or result in a barrier to the migration or movement of animals?	_____	_____	<u>X</u>
d. Deterioration to existing fish or wildlife habitat?	_____	_____	<u>X</u>
6. Noise. Will the proposal result in:			
a. Increases in existing noise levels?	<u>X</u>	_____	_____
b. Exposure of people to severe noise levels?	_____	<u>X</u>	_____
7. Light and Glare. Will the proposal produce new light or glare?	_____	<u>X</u>	_____
8. Land Use. Will the proposal result in a substantial alteration of the present or planned land use of an area?	<u>X</u>	_____	_____
9. Natural Resources. Will the proposal result in:			
a. Increase in the rate of use of any natural resources?	_____	<u>X</u>	_____

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Substantial depletion of any nonrenewable natural resource?	_____	_____	<u>X</u>
10. Risk of Upset. Will the proposal involve:			
a. A risk of an explosion or the release of hazardous substances (including, but not limited to, oil, pesticides, chemicals or radiation) in the event of an accident or upset conditions?	_____	_____	<u>X</u>
b. Possible interference with an emergency response plan or an emergency evacuation plan?	_____	_____	<u>X</u>
11. Population. Will the proposal alter the location, distribution, density, or growth rate of the human population of an area?	<u>X</u>	_____	_____
12. Housing. Will the proposal affect existing housing, or create a demand for additional housing?	_____	<u>X</u>	_____
13. Transportation/Circulation. Will the proposal result in:			
a. Generation of substantial additional vehicular movement?	_____	<u>X</u>	_____
b. Effects on existing parking facilities, or demand for new parking?	_____	<u>X</u>	_____
c. Substantial impact upon existing transportation systems?	_____	<u>X</u>	_____
d. Alterations to present patterns of circulation or movement of people and/or goods?	_____	<u>X</u>	_____
e. Alterations to waterborne, rail or air traffic?	_____	_____	<u>X</u>
f. Increase in traffic hazards to motor vehicles, bicyclists or pedestrians?	_____	<u>X</u>	_____
14. Public Services. Will the proposal have an effect upon, or result in a need for new or altered governmental services in any of the following areas:			
a. Fire protection?	_____	_____	<u>X</u>
b. Police protection?	_____	_____	<u>X</u>
c. Schools?	_____	_____	<u>N/A</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
d. Parks or other recreational facilities?	_____	_____	<u>X</u>
e. Maintenance of public facilities, including roads?	_____	_____	<u>X</u>
f. Other governmental services?	_____	_____	<u>X</u>
15. Energy. Will the proposal result in:			
a. Use of substantial amounts of fuel or energy?	_____	_____	<u>X</u>
b. Substantial increase in demand upon existing sources of energy, or require the development of new sources of energy?	_____	_____	<u>X</u>
16. Utilities. Will the proposal result in a need for new systems, or substantial alterations to the following utilities:			
a. Power or natural gas?	_____	_____	<u>X</u>
b. Communications systems?	_____	_____	<u>X</u>
c. Water?	_____	<u>X</u>	_____
d. Sewer or septic tanks?	_____	_____	<u>X</u>
e. Storm water drainage?	_____	_____	<u>X</u>
f. Solid waste and disposal?	_____	_____	<u>X</u>
17. Human Health. Will the proposal result in:			
a. Creation of any health hazard or potential health hazard (excluding mental health)?	_____	_____	<u>X</u>
b. Exposure of people to potential health hazards?	_____	_____	<u>X</u>
18. Aesthetics. Will the proposal result in the obstruction of any scenic vista or view open to the public, or will the proposal result in the creation of an aesthetically offensive site open to public view?	_____	_____	<u>X</u>
19. Recreation. Will the proposal result in an impact upon the quality or quantity of existing recreational opportunities?	_____	_____	<u>X</u>
20. Cultural Resources.			
a. Will the proposal result in the alteration of or the destruction of a prehistoric or historic archaeological site?	_____	_____	<u>X</u>

	<u>Yes</u>	<u>Maybe</u>	<u>No</u>
b. Will the proposal result in adverse physical or aesthetic effects to a prehistoric or historic building, structure, or object?	_____	_____	<u>X</u>
c. Does the proposal have the potential to cause a physical change which would affect unique ethnic cultural values?	_____	_____	<u>X</u>
d. Will the proposal restrict existing religious or sacred uses within the potential impact area?	_____	_____	<u>X</u>

21. Mandatory Findings of Significance.

a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	_____	_____	<u>X</u>
b. Does the project have the potential to achieve short-term, to the disadvantage of long-term, environmental goals? (A short-term impact on the environment is one which occurs in a relatively brief, definitive period of time while long-term impacts will endure well into the future.)	_____	<u>X</u>	_____
c. Does the project have impacts which are individually limited, but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant.)	_____	_____	<u>X</u>
d. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	_____	_____	<u>X</u>

III. Discussion of Environmental Evaluation

(see attached page)

IV. Determination

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A NEGATIVE DECLARATION WILL BE PREPARED.

☐

I find the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☒

6/5/86

Date

Signature

For

DISCUSSION OF ENVIRONMENTAL EVALUATION

Section 6. (a) & (b)- "NOISE"; 7. "LIGHT AND GLARE"; 8. "LAND USE";
9. "NATURAL RESOURCES" (a) & b"; 11. "POPULATION"; 12. "HOUSING";
13. "TRANSPORTATION AND CIRCULATION"; 16. (c) "UTILITIES"; and,
21. (b) & (c) "MANDATORY FINDINGS".

The above referenced sections have been identified in either the "affirmative" or as "Maybe" in response to the potential environmental effects with the implementations of General Plan- 86 document.

Specific mitigation policies or recommendations are contained within the General Plan Document which respond to each identified section. Reference is hereby made to the policy and Implementations section of the General Plan for further discussions.

RESPONSES TO THE NOTICE OF PREPARATION

BACKGROUND REPORT

City of Rosemead
General Plan

May 1985

BACKGROUND REPORT

City of Rosemead General Plan

May 1985

Corrected and revised pages for insertion into
the Background Report

September 6, 1986

BACKGROUND REPORT
CITY OF ROSEMEAD
GENERAL PLAN

May, 1985

Cotton/Beland/Associates
1023 North Lake Avenue, Suite 207
Pasadena, California 91104

#340

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NOTICE OF PREPARATION

COPY

TO: _____
(Responsible Agency)

(Address)

FROM: City of Rosemead Planning Dept.
(Lead Agency)

8838 E. Valley Blvd.
(Address)

Rosemead, CA 91770

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report

Rosemead Planning Dept. will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the probable environmental effects are contained in the attached materials. A copy of the Initial Study X is, is not, attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 45 days after receipt of this notice.

Please send your response to Linda Christenson at the address shown above. We will need the name for a contact person in your agency.

Project Title:

Project Applicant, if any:

DATE _____

Signature [Signature]

Title _____

Telephone _____

Reference: California Administrative Code, Title 14, Sections 15035.7, 15054.3, 15066.

n the San Gabriel Valley in eastcentral Los
ded on the north by Temple City and San
el and south San Gabriel, by Montebello on
El Monte on the east. The location of the
figures 1 and 2.

ail authorized the update of the Rosemead
formance with State Law (particularly with
nd to provide a firm basis for development
eral Plan Update consists of three primary
t, the General Plan, and the Implementation

rt presents an overview of existing
are presented and analyzed on a city-wide and
the surrounding region. Current trends are
recasts developed to assess their
urpose of the Background Report is to provide
s and objectives and to establish the
icy direction.

includes the following elements: Land Use,
nagement, Noise, Public Safety, and Economic

ate mandated requirements for a Land Use
Element conforms to the State requirements
ce Elements, and the Public Safety Element
ty Element.

cludes an optional element: an Economic
c Development Element includes a strategy to
economy. It includes goals and policies to
potential, including the diversification of the

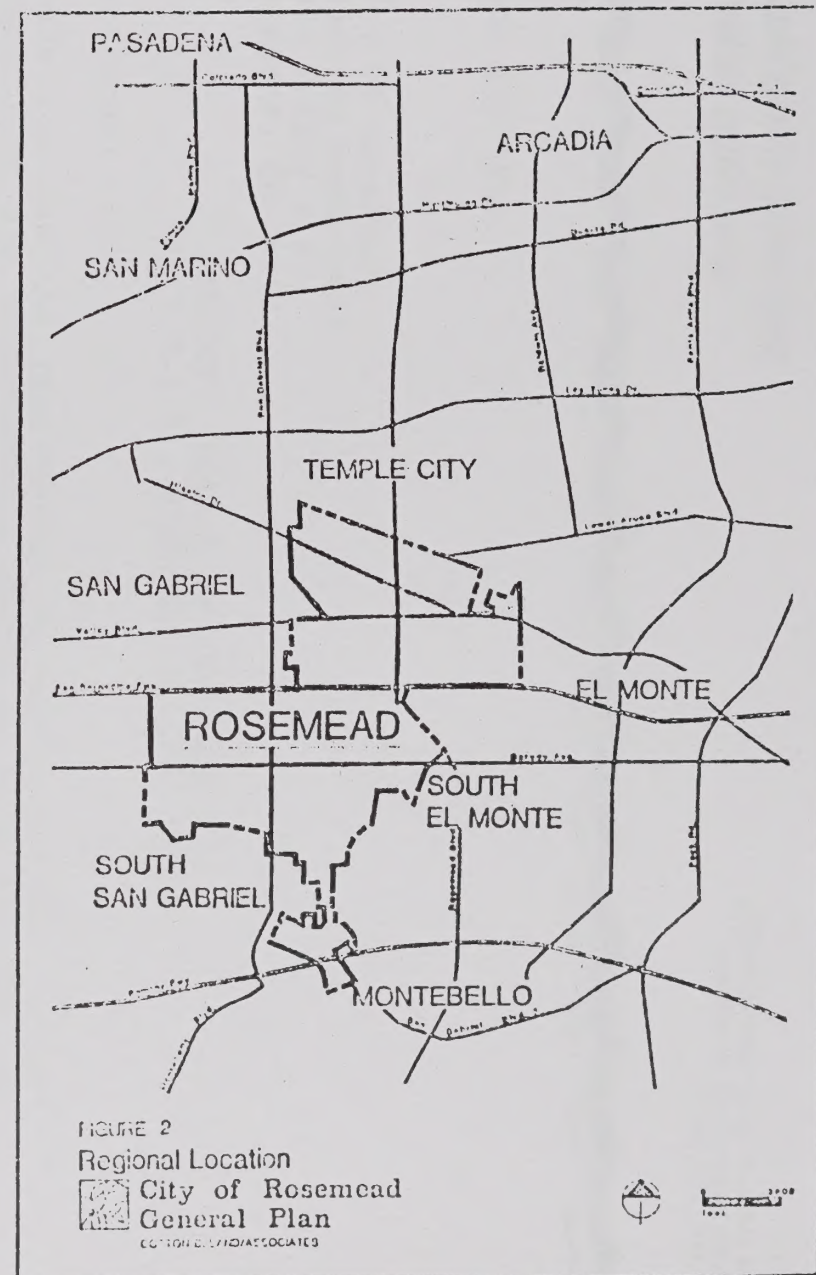
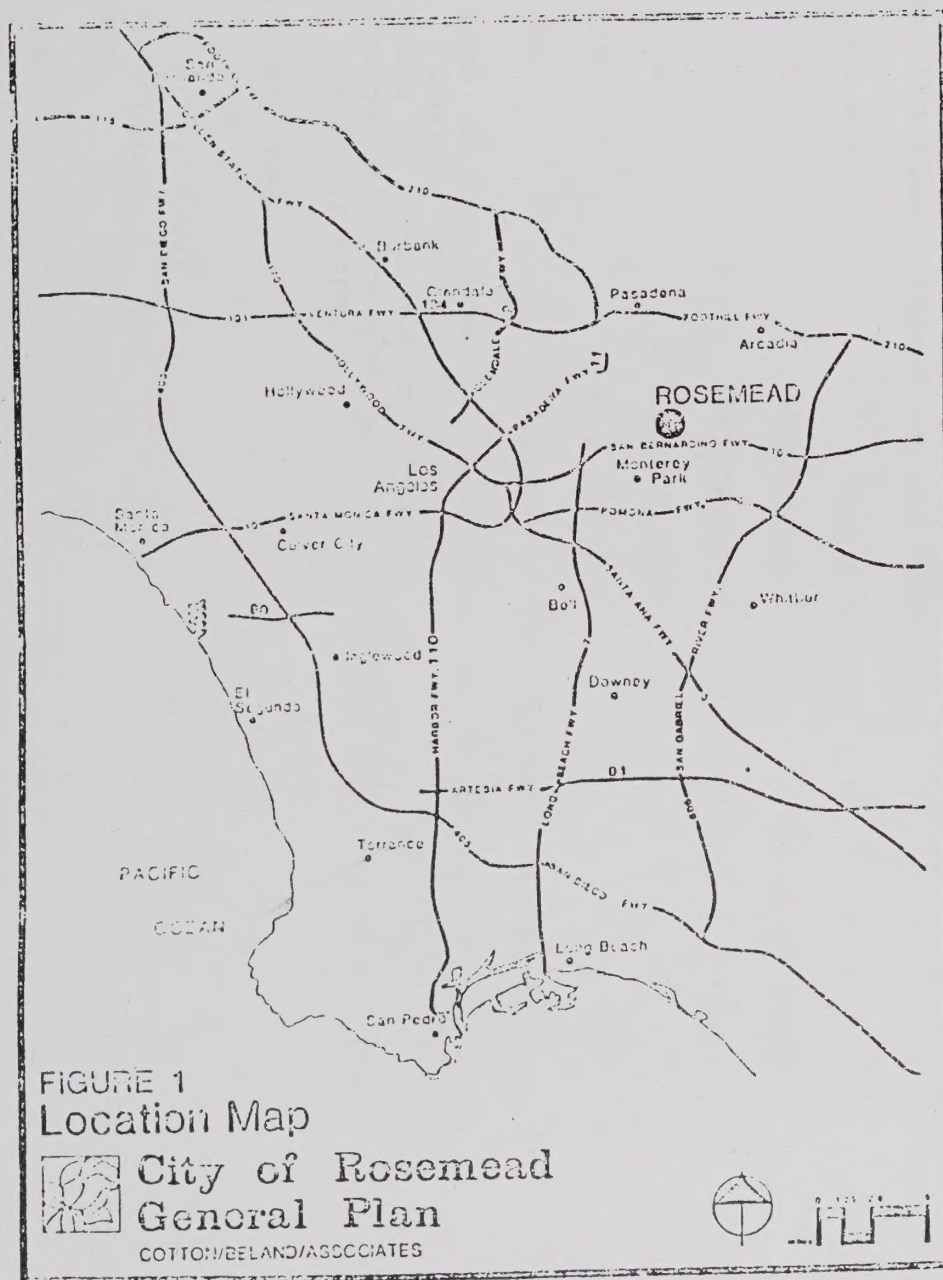
heral Plan will include practical measures
goals and policies articulated in the other
entation Plan will provide a variety of
ementing specific policies.

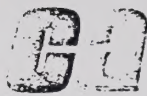
se policies as described in the Land Use
may result in substantial changes in land use
ne most important features of the Land Use
lwing summary:

- ° The proposed element emphasizes maintenance, preservation, and stabilization of the existing lower density residential neighborhoods. This is accomplished through restricting further construction of multiple-family residential development or, in some instances, requiring this type of development to be constructed in such a way so they are more compatible with surrounding single-family neighborhoods.
- ° New residential development will be possible in areas of the City designated for "mixed-use residential/commercial." This designation would allow residential development to be used for infill along the commercial strips. The actual number of units that may be constructed would depend on the marketability of residential uses in these areas. The commercial uses in these areas would continue to be allowed and would be unaffected unless there was ample developer interest in constructing residential units in these areas.
- ° The Land Use Element also encourages the development of commercial centers to be located at strategic intersections which represent a more efficient use of the land. The land use policies contained in the Land Use Element call for the intensification of commercial development in specific districts including an area immediately south of the San Bernardino Freeway, north of Hellman Avenue, the area surrounding the intersection of Garvey Avenue and San Gabriel Boulevard, and continued commercial development in and around Rosemead Square.
- ° The Land Use Element provides for a retention of the existing industrial land uses in the City. In certain areas currently designated for industrial uses, commercial development would be allowed under the proposed General Plan.

Relationship to Zoning and Local Plans

The implementation of the proposed General Plan will require significant modifications to the existing Zoning Ordinance and Map. State Law (Government Code Section 65860) requires consistency between land use policies identified in the Land Use Element and the zoning map. Consistency between the General Plan and the Zoning Ordinance is required since the latter serves as the primary implementation tool for the former.





california-american
water company

SAN MARINO REGION
2020 Huntington Drive, P.O. Box 80338
San Marino, California 91108-8338
Phone: (818) 289-7821

July 14, 1986

City of Rosemead
Planning Department
8838 Valley Blvd.
Rosemead, CA 91770

SUBJECT: NOTICE OF PREPARATION:
DRAFT E.I.R., ROSEMEAD GENERAL PLAN

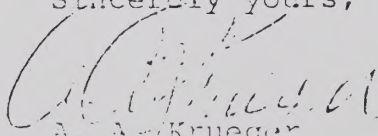
Gentlemen:

Thank you for the opportunity of receiving the Notice of Preparation and Environmental checklist form for the above project. California-American Water Co. believes that the Proposed General Plan or actions based on the plan may have significant impact on the following:

Item No.	Description
3b	Absorption rates & drainage patterns
3g	Change in quality of ground waters
14a	Fire Protection
16	All elements
21c	Cumulative impacts may be significant

As some of the items identified on the checklist may impact our company, we look forward to helping prepare those sections of the General Plan. We also look forward to reviewing the proposed General Plan and providing our input into its final form.

Sincerely yours,


A. A. Krueger
Manager

AAK:bs



CITY OF SAN GABRIEL

532 West Mission Drive · San Gabriel, California 91776 · (818) 303-2600
P.O. Box 130 · San Gabriel, California 91773

CITY WITH A MISSION

July 15, 1986

Mr. Gary D. Chicots
City of Rosemead
8638 Valley Boulevard
Rosemead, California 91770

Subject: Notice of Preparation of a Draft
Environmental Impact Report (EIR)

Receipt is acknowledged of your initial EIR study, dated July 3, 1986. We are now reviewing this report.

If you have questions about the City of San Gabriel's position in this matter, please contact me at (818) 308-2603.

Very truly, yours,

Nicardo Gonzalez
Nicardo Gonzalez
Director of Public Works

RG/bm

CITY OF MONTEREY PARK

120 West Newmark Avenue, Monterey Park, California 91754

• municipal services center



July 15, 1986

Amy D. Chicos
Director of Planning
8838 Valley Boulevard
Rosemead, CA 91770

Re: Notice of Preparation of Draft Environmental Impact Report

Dear Mr. Chicos:

In review of the environmental checklist sent to the attention of the City of Monterey Park, the following concerns have arisen:

- 1. Substantial land use changes are proposed and the impacts on Monterey Park are in question.
- 2. Population alterations may have regional consequences.
- 3. The project is bounded on the west by San Gabriel, and on the east by Monterey Park. (Description of project, pg. 3).

These are the only comments to be made at this time.

The City of Monterey Park would like to receive a copy of the Rosemead 1986 General Plan (all elements) as soon as possible for review. I would also like to receive the draft EIR as soon as it is available. The opportunity to review planning documents is appreciated.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert J. Dawson", is written over a horizontal line.

ROBERT J. DAWSON
City Planner

RDJ:WJH



SOUTHERN CALIFORNIA WATER COMPANY

3825 WEST SIXTH STREET • LOS ANGELES, CALIFORNIA 90076-0823 • TELEPHONE (213) 251-3800

July 25, 1986

City of Rosemead
Planning Department
8838 Valley Blvd.
Rosemead, California 91770

Attention: Gary D. Chicots

Reference: Draft Environmental Impact Report
City of Rosemead General Plan

Gentlemen:

Southern California Water Company provides water service to the westerly portion of the City of Rosemead. To assist in our water supply planning for this system, the Environmental Impact Report should address how the proposed land use changes will effect water consumption and fire flow requirements.

Very truly yours,

SOUTHERN CALIFORNIA WATER COMPANY

William McDonald
Chief Engineer

WMD/hs

RECEIVED

JUL 27 1986

RECEIVED



COUNTY OF LOS ANGELES • DEPARTMENT OF HEALTH SERVICES

313 NORTH FIGUEROA STREET • LOS ANGELES, CALIFORNIA 90012 • (213) 974-7831

PUBLIC HEALTH PROGRAMS - ENVIRONMENTAL MANAGEMENT



July 24, 1986

Mr. Gary D. Chicots
Director of Planning
Planning Department
6833 Valley Boulevard
Rosemead, CA 91770

Dear Mr. Chicots:

SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT -
CITY OF ROSEMEAD GENERAL PLAN

This Department has reviewed the subject Notice of Preparation for the Rosemead General Plan and concur with the report's findings.

If you should require any assistance or advice concerning the Noise Element, please contact Dr. Frank Gomez at (213) 974-7341.

Sincerely,

A. A. Osuna, Jr., M.P.H., R.H.
Environmental Management Deputy

AAM:lc

RECEIVED
JUL 27 1986
COUNTY OF LOS ANGELES
DEPARTMENT OF HEALTH SERVICES
ENVIRONMENTAL MANAGEMENT



COUNTY SANITATION DISTRICTS OF LOS ANGELES COUNTY

1955 Workman Mill Road / Whittier, California
Mailing Address: / P. O. Box 4998, Whittier, California 90607
Telephone: (213) 699-7411 / From Los Angeles (213) 685-5217

CHARLES W. CARRY
Chief Engineer and General Manager

August 5, 1986

File No. 15-00.04-00/86

Mr. Gary D. Chicots,
Director of Planning
City of Rosemead
8838 E. Valley Boulevard
P. O. Box 399
Rosemead, CA 91770

Dear Mr. Carmona:

City of Rosemead General Plan

The County Sanitation Districts received a Notice of Intent to prepare a Draft Environmental Impact Report for the subject project on July 7, 1986. The Districts have no objection to the project as proposed.

If you have any further questions, please contact the undersigned at (213) 699-7411, Extension 359.

Very truly yours,

Charles W. Carry

Gary Brooks
Project Engineer
Financial Planning
and Property Management

GB:aib

DIRECTORS

CARLS. BONENBERGER, President
EVERETTE M. KOKANOUR, Vice President
FRANK E. SEWARD, Treasurer
ROBERT S. BRUMMETT
WELLINGTON H. LOVE

OFFICE

P.O. BOX 475
5366 EAST GRAND AVENUE
ROSEMEAD, CALIFORNIA 91770



EX AQUA OMNIA

SAN GABRIEL
COUNTY WATER DISTRICT

EXECUTIVE OFFICERS

PHILIP G. CROCKER
General Manager
BARBARA J. AUGUST
Secretary, Auditor
WAYNE K. LEMIEUX
General Counsel

TELEPHONES

(818) 287-0341
(213) 283-2629

August 5, 1986

City of Rosemead
Planning Department
8838 Valley Boulevard
Rosemead, Ca. 91770

Attn: Gary D. Chicots

Subject: Notice of Preparation of a Draft Environmental
Impact Report

Dear Mr. Chicots:

The San Gabriel County Water District services a portion of the City of Rosemead. From the check list I will address No's. 11, 12a and 16c.

The water district has an adjudicated water right based on the operating safe yield of the San Gabriel Basin. Water, to provide services to an increase in density and fire flow would require additional facilities and a higher water cost to meet these demands.

If you have any questions, please call.

Sincerely,

Philip G. Crocker
Philip G. Crocker
General Manager

PGC:ja

RECEIVED
AUG 10 1986
CITY OF ROSEMEAD

DEPARTMENT OF TRANSPORTATION

DISTRICT 7, P.O. BOX 2304, LOS ANGELES 90051
(213) 620-5335

August 5, 1986

IGR/CEQA
Rosemead
General Plan
SCH # 86070910Mr. Gary C. Chicots
City of Rosemead
8833 Valley Boulevard
Rosemead, CA 91770

Dear Mr. Chicots:

Caltrans has reviewed the NOP for the above referenced project and has the following comments.

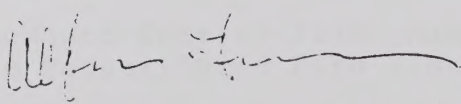
We are primarily concerned with the effects that this project may have on our facilities, Routes 10 and 19 and their interchanges.

The environmental document should include a detailed traffic study which examines existing and future average daily traffic volumes (ADT), traffic generation (including peak hour), traffic distribution, ICU analysis, and current and projected capacities of all affected highway and freeway routes. The cumulative impacts of this and other projects planned for the area should also be addressed.

Coordination steps taken to ensure the implementation of proposed mitigation should be documented in the environmental document.

If we can be of further assistance, please contact Cathy Wright of my staff on (213) 620-4528. We look forward to reviewing the draft environmental document and the updated General Plan elements.

Very truly yours, —


W. B. BALLANTINE, Chief
Environmental Planning Branch

RECEIVED

AUG 11 1986

FBI - LOS ANGELES

Gary D. Chicots
August 11, 1986
Page 2

Design and Construction

Our review of the subject relative to design and construction indicates compliance with standard Fire Department requirements for fire hydrants, fire flow, access, and design.

Fire flows of 1250 GPM to 5000 GPM at 20 pounds per square inch residual pressure for a two to five hour duration will be required. Hydrant spacing shall be 300 to 600 feet.

Final fire flow will be based on the size of the building, its relationship to other structures and property lines and the type of construction.

All Fire Department requirements are addressed at the Los Angeles County Subdivision Committee meeting, when approval for tentative subdivision maps are considered.

A fire prevention suggestion that will reduce potential fire and life loss would be the installation of sprinkler systems in the development's residential dwellings. Sprinkler systems are technically and economically feasible for residential use. Incorporating sprinkler protection with required smoke detection will greatly enhance life safety and may allow the Fire Department to arrive at a fire scene of lesser consequence.

Forestry Section Comments

Item 4a: If developments are to occur, a loss of land for the growing of vegetation will result in some plants being lost. As the land base is developed, the opportunity for vegetation replacement is proportionately reduced.

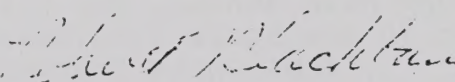
Item 5a: Referring to Item 4a above with loss and change in vegetation, a proportionate loss in urban wildlife will also occur -- primarily birds.

This EIR should address the value of the city's urban forest in reducing noise, glare and undesirable views while providing for energy savings, improved air quality and aesthetic considerations.

If you have any questions regarding this Department's requirements, please feel free to contact me.

Very truly yours,

JOHN W. ENGLUND

BY 
ROBERT P. BLACKBURN, FIRE MARSHAL
PREVENTION AND CONSERVATION BUREAU

RPB:mh

AIR RESOURCES BOARD

1102 Q STREET

P.O. BOX 2815

SACRAMENTO, CA 95812



August 15, 1986

SCH No. 86070910

Gary D. Chicots
City of Rosemead
8838 Valley Blvd.
Rosemead, CA 91770

Dear Mr. Chicots:

Your July 9, 1986, notice of preparation (NOP) for the City of Rosemead General Plan Draft Environmental Impact Report (DEIR) has been reviewed. We believe there may be significant air pollution emissions from developments consistent with this 1986 Update of the General Plan. We believe these emissions will come primarily from traffic increases, as predicted in the transportation/circulation portion of the Environmental Checklist in the NOP.

We recommend the DEIR include an air quality impact analysis and identify the types of general plan objectives, policies, and programs which will minimize potential air pollution effects to the maximum extent feasible. We recommend that both the DEIR and the text of the General Plan contain a detailed list of mitigation measures which reduce the length and frequency of vehicle trips, to guide future development projects in Rosemead. Enclosed are our Guidelines for Air Quality Impact Assessment which will assist you in the preparation of this analysis. In addition, we offer the following specific comments:

Air Quality Information

The City of Rosemead is located in the South Coast Air Basin which currently exceeds the state and/or national ambient air quality standards for ozone, carbon monoxide (CO), total suspended particulates (TSP), particulate matter (PM₁₀), and nitrogen dioxide (NO₂). We recommend the DEIR indicate how the proposed changes to the General Plan will affect population growth and whether such population growth is consistent with the population assumptions of the 1982 South Coast Air Quality Management Plan (AQMP).

Transportation Analysis

Preparation of a traffic and travel demand analysis is a key step in preparing an air quality analysis. Traffic analyses, in general, examine the direct impact of new land uses on the traffic capacity of the adjacent streets by utilizing standard or site specific trip generation factors. Such analyses are important to project the direct traffic impact, and thus, the direct impact on air quality. However, they do not provide information on the various sources of travel demand. Knowledge of the source of travel demand is critical to design an effective mitigation program. For this reason, we recommend the DEIR include an analysis of the nature of the trips likely to result when the 1986 General Plan is implemented. That is, where will the trips come from, at what times will they occur, what will be the purpose of the trips? If this information is not available, we recommend the General Plan require such analyses as a part of project development. This information should be at least as follows:

origin of trips:	___ % within 5 miles, ___ % within 10 miles, etc.
purpose of trips:	___ % home to work, lunch-time trips, sales/business, home to school, etc.
time & type of trips:	___ % peak hour trips are commute trips
mode of trips:	___ % transit ___ % SOV, ___ % rideshare, ___ % bicycle, ___ % walk

These data can be the basis for the design of an effective transportation systems management (TSM) plan for the City of Rosemead. For instance, if a significant fraction of trips are less than 5 miles in length, it would be viable to develop measures to encourage bicycle travel. If a large number of lunch-time trips are projected, lunch-time food and shopping uses might be incorporated into the design at employment sites.

Mitigation of Air Pollution Emissions

Transportation control measures (TCMs) are an important component of the Air Quality Management Plan for the South Coast Air Basin. We recommend that the DEIR include a discussion of what TCM elements are already being implemented in the City of Rosemead and advocate that appropriate TCMs be included as part of a TSM plan for the General Plan, to guide future development. We recommend that this TSM plan be prepared and adopted in the

coming year. Early adoption provides the highest probability of successful implementation because developers of future projects in the General Plan area will have certain knowledge of what mitigation measures, requirements, and options are available to them. We recommend that the DEIR include an implementation schedule for the TSM plan that is appropriate to the pace of the phased buildout in the development process. If the buildout occurs sooner, or is different from what is described now, this early development of a TSM plan will provide the guidance needed for future CEQA documents and will identify the measures to mitigate additional pollution to the maximum extent feasible.

Our enclosed Guidelines include a list of potential measures applicable to a general plan and to future development projects. We recommend the TCMs be designed to fit specific conditions in the City of Rosemead and that the potential emissions reductions be quantified. We suggest the DEIR include consideration of the following measures.

1. Ridesharing/Preferential Parking

We recommend the provision of transportation coordinators be considered for the City of Rosemead and for large development projects. These transportation coordinators can develop specific work-place commute alternative programs. In addition, we suggest that carpools, vanpools, and bicycles be given preference in employee designated parking. Such preference could include locating the designated parking closer to entrances and providing covered or shaded parking. We suggest preferential parking spaces be identified as a percentage of all proposed employee parking at the future project sites.

2. Traffic Flow Improvements

We suggest the DEIR consider such traffic flow improvements as signal timing, modifications of truck delivery routes and/or schedules, restrictions of on-street parking for major arterials, ramp meters, and high occupancy vehicle lanes.

3. Transit

We suggest the City of Rosemead and the Southern California Rapid Transit District analyze the potential transit demand from the 1986 General Plan's projections of new employees, patrons, and residents and determine how this demand will impact existing routes and future transit service. We recommend the DEIR include consideration of the benefit of employer subsidized transit passes for employees living along

transit routes and for shuttle service to nearby commercial and residential areas for midday trips. In areas where no transit exists or when existing transit is not able to meet the projected demand, we recommend that the General Plan require that the site design for future developments include provisions for future passenger loading and unloading zones, bus shelters, and park and ride areas so that future transit needs can be met, as funds are available. Conditions of project approval could require land dedication and phased construction of transit support facilities as development occurs.

4. Pedestrian Access

We recommend that the DEIR include an analysis of the current pedestrian activity. How would the proposed changes in the land use, housing, and transportation elements encourage or discourage walking trips? In general, walking is encouraged in areas which have visual interest with short distances between interest points and which are safe, well lighted, and used by other pedestrians. We suggest the DEIR consider minimizing building setbacks from the street, including shopping or restaurant uses in the ground floor of office buildings and parking structures, providing sunny places to sit, timing of traffic signals to allow pedestrians to cross streets, and providing safe and easy access for the drop off and pick up of carpool passengers.

5. Bicycle Access

We recommend that the DEIR include an analysis of the current bicycle access and bicycle circulation within the City of Rosemead. Proposed changes to adjacent streets should also be reviewed for bicycle access and safety. Designated on-street bike lanes (Class II) which are clearly marked and striped will increase the use of bicycles as a travel mode. New developments also have an opportunity to provide separate (Class I) bikeways. Such bikeways should be designed to provide direct routes, preferably with some advantage over motor vehicles, so they will be used for utilitarian trips. The bikeways should be designed to withstand weather and provisions included for continued maintenance.

In residential areas, chauffeured trips can be reduced if school-age children have access to safe bikeways and bike lanes. We suggest that the TSM plan include bicycle-safety training for children and their parents to support safe bicycle-driving skills.

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I. INTRODUCTION

A. Purpose of this Report

In September, 1984, the City Council authorized the update of the Rosemead General Plan to bring it into conformance with State law (particularly with respect to the Housing Element) and to provide a firm basis for development decisions in the future. This General Plan Background Report presents an overview of existing conditions in Rosemead. The data are presented and analyzed on a city-wide and a sub-city basis and compared to the surrounding region. Current trends are identified and projections and forecasts developed to assess their implications for planning. The purpose of the Background Report is to provide the basis for the setting of goals and objectives and to establish the rationale behind General Plan policy direction.

B. Facts and Trends

1. Demographic Trends. The data and analysis in the Background Report indicate several emerging population and housing trends:

- There has been an increase in the numbers and proportion of the population who are young adults (20-29 years) in the family formation age.
- A change in the ethnic composition of the minority population (i.e., an increase in the number and percentage of Asian Americans) has taken place in recent years.
- There has been an increase in the number and percentage of elderly households (over 65). In addition, there is a continuation of the predominance of family households, including large families.
- The City has a low median household income in relation to the region.
- Housing costs in Rosemead are lower than in the surrounding region.
- There has been an increase in the number and percentage of multi-family units.
- A large percentage (18.5%) of the housing stock in need of repair or replacement.
- The vacancy rate, particularly for rental units, is low.

2. Land Use. An analysis of existing land uses and reports previously prepared for the City indicate the following issues:

- Some areas which are now predominantly developed with single-family housing could develop to higher densities under existing zoning.

- Residential land uses occupy 1,696 acres, or approximately 56 percent of Rosemead's total land area.
- In 1980, approximately 81 percent of the total housing units within the City were single-family units, and just under 3 percent were mobile homes.
- Commercial land uses account for approximately 10 percent (304 acres) of Rosemead's total land area and they are concentrated along the major arterials that traverse the City. Industrial land use are found in four district areas of the City totaling some 39 acres.
- In comparing the distribution of land uses within Rosemead to other Southern California cities, the City has a greater than average percentage of land devoted to residential and commercial land uses and less than average proportions of industrial land uses.

3. Economic Development. Studies of the economic climate in Rosemead found:

- Commercial development in Rosemead is not concentrated in a central business district but is instead strung out along major arterials in strip development. Growth and renewal of these areas is inhibited by small parcel sizes, lack of expansion space, and insufficient parking for many existing businesses.
- There are opportunities for commercial development in the southern part of the City adjacent to Montebello Hills Mall.
- There are opportunities for office/industrial development in the area of Garvey Avenue and Walnut Grove Avenue south of the San Bernardino Freeway.
- Rosemead has very little area devoted to "regional" retail uses, which means that surrounding cities capture Rosemead sales tax dollars.
- The area around freeway interchanges may represent an opportunity for commercial development.

4. Infrastructure. Much of the existing water, sewer, storm drain, and street systems was designed for low density residential and agricultural uses rather than the urban development occurring in the City. The Background Report found:

- Water service to the City is fragmented. There are six purveyors with widely varying abilities to maintain and upgrade their systems to meet the demands of higher intensity urban development.
- Several areas of the City have insufficient water supplies to meet the fireflow requirements of the development envisioned by the General Plan and allowed within Zoning Ordinance.
- Access to the southern industrial area of the City is limited and should be improved before further major development takes place.

5. Health and Safety. Rosemead contracts with Los Angeles County for the provision of both police and fire protection services.

- 17% of the housing and an equal amount of the commercial structures in Rosemead were built before the building codes required reinforcement to withstand a major earthquake. In the event of a major earthquake along any of the faults in the Rosemead area, there is a significant potential for property damage, loss of lives, and fires resulting from ruptured gas lines in these structures.
- Water pressure in several parts of the City is inadequate to suppress a major fire.

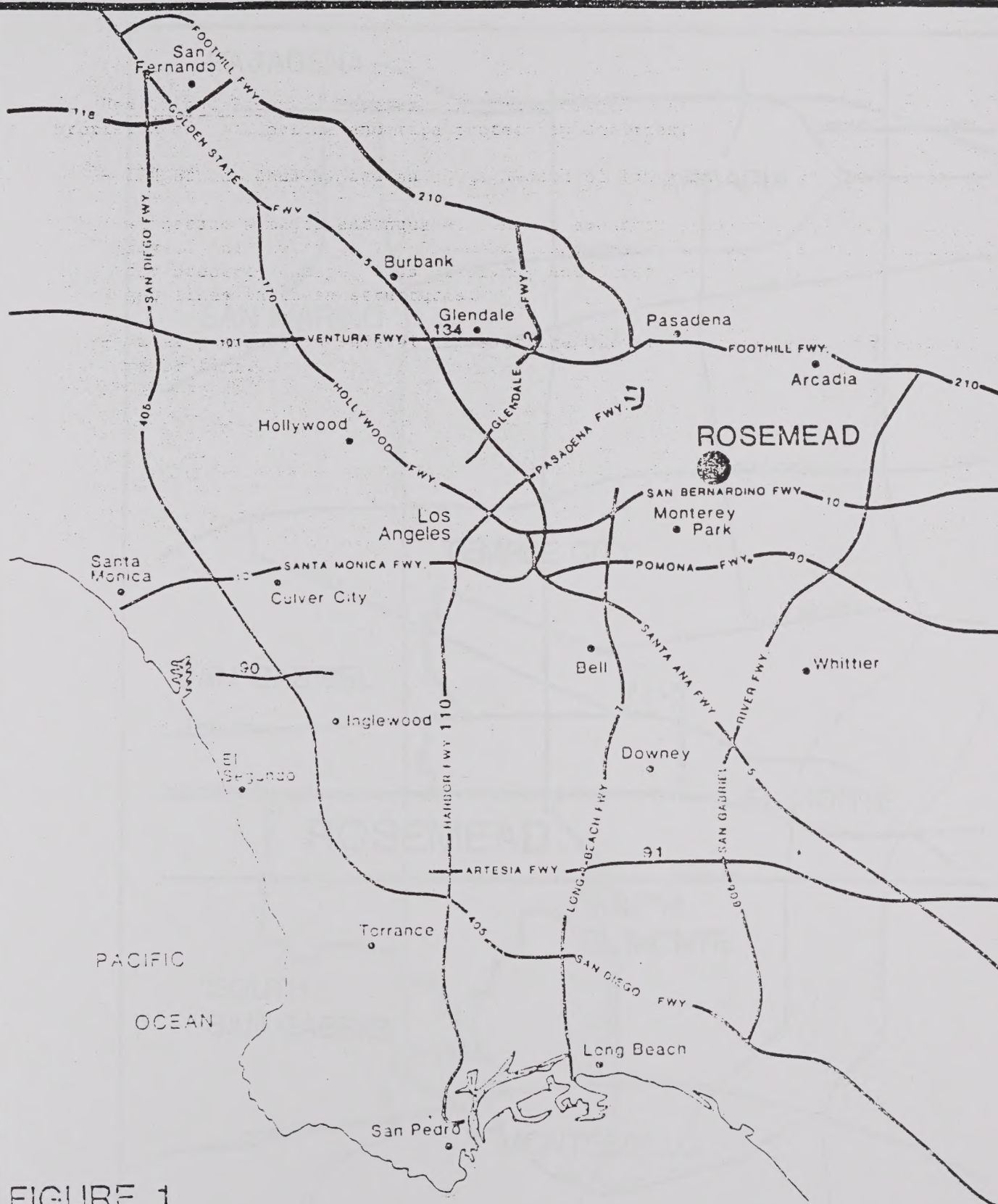
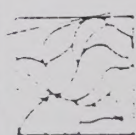
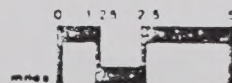


FIGURE 1
Location Map



City of Rosemead General Plan

COTTON/BELAND/ASSOCIATES



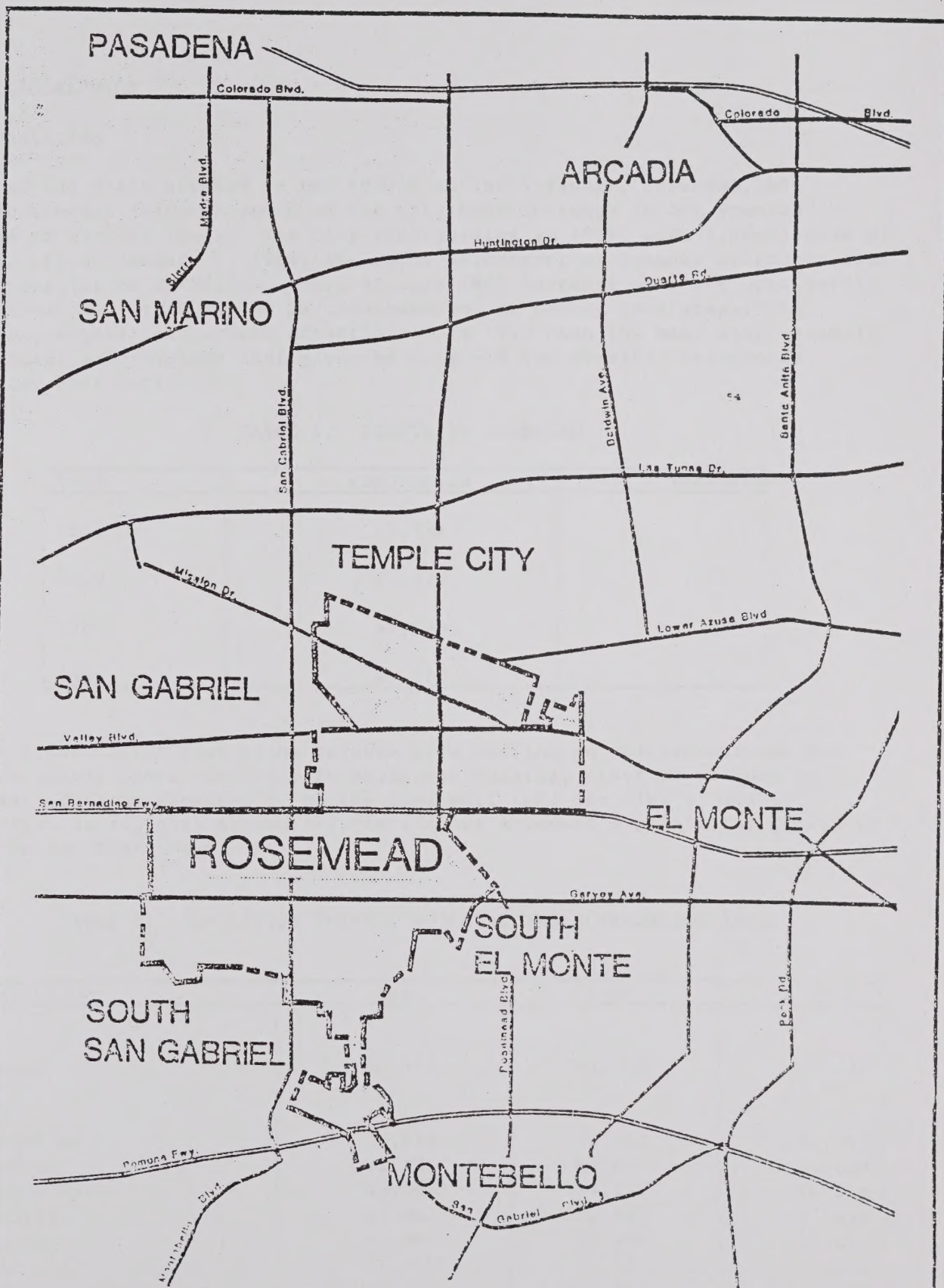


FIGURE 2

Regional Location

 City of Rosemead
 General Plan

COTTON BELAND ASSOCIATES



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II. DEMOGRAPHICS

A. Population

Rosemead was first settled in the 1850's as the Savannah, Rosemead, and Potrero Ranches although parts of the City were included in the Spanish ranchos of earlier times. The City incorporated in 1959, with a population of 15,476. As of January 1, 1984, the State Department of Finance estimated the City's population as 45,210. Much of this 192% increase over the past twenty years could be attributed to past annexations of County land areas. In addition, significant growth occurred before 1970 when the many single-family residential subdivisions that give the City its low density, residential character were built.

TABLE 1: GROWTH IN ROSEMEAD

Year	Population	% Increase
1959	15,476	-
1970	40,972	165%
1980	42,604	4%
1984	45,210	6%

Growth slowed after that point because of a decline in annexations and the lack of vacant land. In order to build new housing, older units must be removed. This is expected to be the case well into the 1990's, and is reflective of regional trends. Table 2 shows Rosemead's population growth in relation to other areas.

TABLE 2: POPULATION TRENDS, ROSEMEAD AND SURROUNDING AREAS

JURISDICTION	1970	1980	1990
Rosemead	40,972	42,604	44,236
San Gabriel	29,176	30,072	30,982
Alhambra	62,125	64,615	74,228
Monterey Park	49,166	54,338	60,618
Montebello	42,807	52,929	67,090
El Monte	69,892	79,494	94,224
Temple City	31,040	28,972	33,181
Los Angeles County	7,032,075	7,477,503	7,938,459

Sources: U.S. Census

SCAG '82 Regional Growth Forecast

Within the City, growth rates varied significantly between 1970 and 1980. The area between Walnut Grove and San Gabriel Boulevards south of the San Bernardino Freeway increased in population, while other areas showed minor changes. Growth within Rosemead is shown in Table 3. Census tracts are shown on Figure 4.

TABLE 3: POPULATION GROWTH WITHIN ROSEMEAD

CENSUS TRACT	1970	1980	PERCENT CHANGE
4322.00	6,336	6,497	+ 2.5%
4329.00	5,355	5,620	+ 4.9%
4336.01	3,650	3,886	+ 4.7%
4336.02	2,170	2,214	+ 2.0%
4813.00	2,460	2,412	- 2.0%
4823.02	6,947	7,719	+11.1%
4824.01	2,754	3,132	+13.7%
4824.02(p)	2,620	3,918	+49.5%
4825.01	6,229	6,469	+ 3.9%
4825.02(p)	2,451	737	*
Total	40,972	42,604	+ 3.9%

Sources: U.S. Census

Note: "p" denotes a census tract that is only partially in Rosemead.

* This census tract was included with 4825 in 1970 census. For enumeration purposes, the geographic area contained within 4825.02 was disaggregated from the larger tract 4825 in the 1980 census.

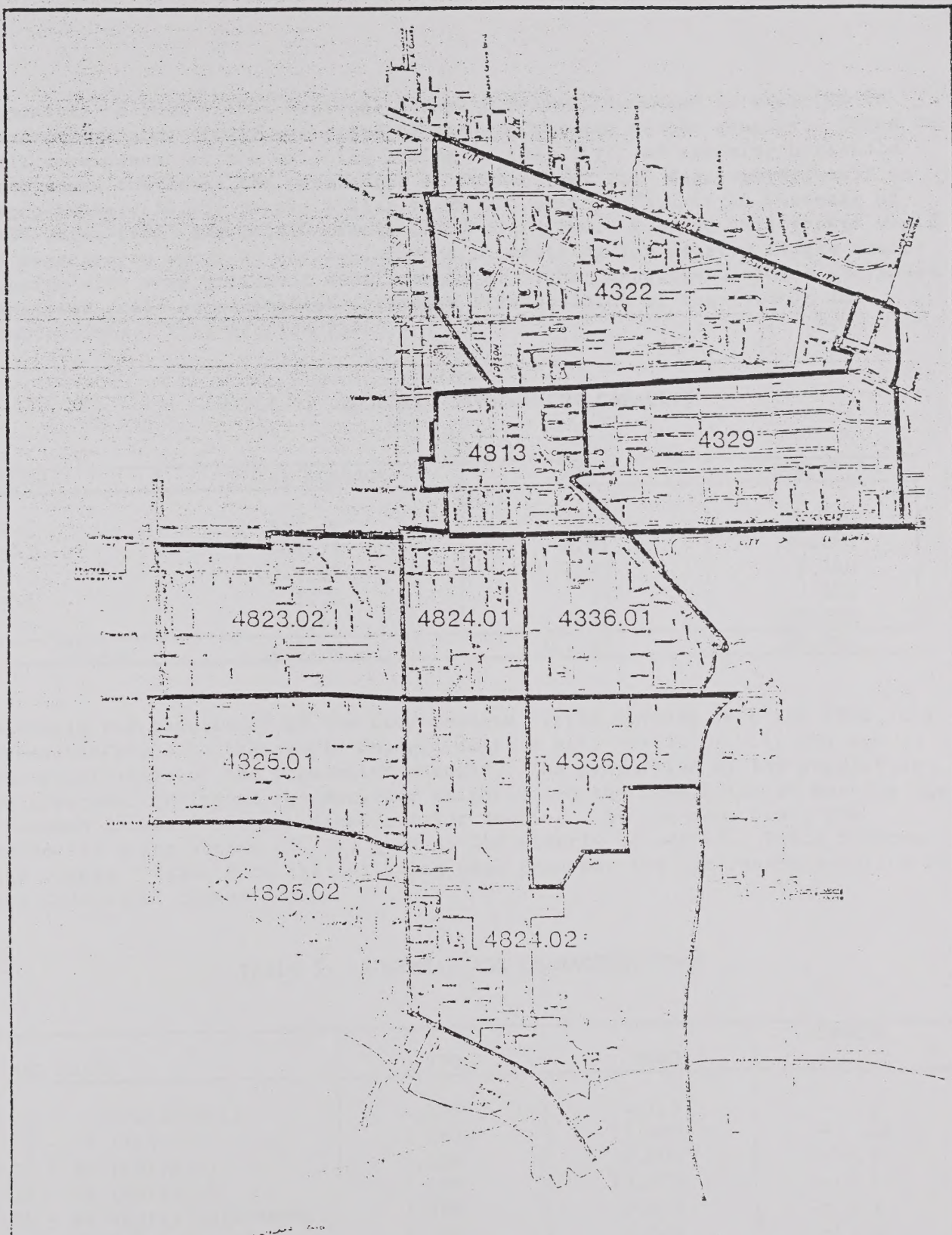


FIGURE 3
Census Tracts
City of Rosemead
General Plan

COTTON DELAND ASSOCIATES

According to SCAG's 1982 Regional Growth Forecast, Rosemead is expected to continue to grow slowly and steadily through the end of the century. Based on full development at the existing zoning in the City, and assuming household size stays the same, the population of Rosemead at full development would be approximately 56,850 people living in 20,155 units. This is an increase of 6500 units (48%) and 14,200 people (33%) over 1980. Most of this growth would be expected to occur by the replacement of existing low density single family housing with more efficient developments of higher densities. These increased densities could be accomplished through resubdivision of the land or lot combinations. (See Section III.)

TABLE 4: ROSEMEAD DEVELOPMENT CAPACITY

ZONE	TOTAL ACREAGE	UNITS	POPULATION
R-1	880.56	6393	18,030
R-2	602.72	8751	24,680
R-3	45.88	1332	3,760
R-4	1.20	52	150
PD	72.42	3627	10,230
TOTAL	1602.58	20,155	56,850

Although the population of the City changed little between 1970 and 1980, the characteristics of the people changed quite a bit. First of all, the age characteristics of the population changed. The proportion of the population on preschool or school age declined slightly and the population of working age (between 25 and 64) experienced a major decline. At the same time, the number of young adults (20-24) grew as did elderly residents. Table 5 shows the change. Table 6 on the following page provides the age characteristics of the individual census tracts.

TABLE 5: ROSEMEAD AGE CHARACTERISTICS

AGE RANGE	1970	1980	PERCENT CHANGE
0 - 4 (Preschool)	4,358	4,117	- .9
5 - 19 (School)	11,593	11,600	+ .06
20 - 24 (College)	3,234	4,006	+23.8
25 - 54 (Working)	15,459	13,813	-10.6
55 - 64 (Early Retirement)	3,898	3,513	- 9.9
65 - 74 (Retirement)	2,288	2,586	+13.0
75+ (Senior Citizens)	1,518	1,594	+ 5.0
Median Age	27.1	26.9	-

Source: U.S. Census

TABLE 6: AGE CHARACTERISTICS BY CENSUS TRACT: 1980

Census Tract	0-4		5-19		20-24		25-54		55-64		65-74		75+	
	#	%	#	%	#	%	#	%	#	%	#	%	#	%
4322	452	7.0	1,577	24.3	530	8.2	2,381	36.6	620	9.5	483	7.4	454	7.0
4329	442	7.9	1,330	23.7	508	9.0	2,124	37.8	545	9.7	428	7.6	243	4.3
4336.01	333	8.6	1,075	22.7	396	10.2	1,402	36.01	341	8.8	223	5.7	116	3.0
4336.02	237	10.7	644	29.1	217	9.8	723	32.7	195	8.8	125	5.6	73	3.3
4813	179	7.4	616	25.5	201	8.3	833	34.5	265	11.0	218	9.0	100	4.1
4823.02	851	11.0	2,078	26.9	830	10.8	2,644	34.3	565	7.3	446	5.8	305	4.0
4824.01	364	11.6	932	29.8	299	9.5	1,102	36.2	200	6.4	159	5.1	76	2.4
4824.02	442	11.3	1,093	27.9	414	10.6	1,554	39.7	223	5.7	118	3.0	74	1.9
4825.01	790	12.2	2,001	30.9	602	9.3	2,229	34.5	369	5.7	280	4.3	198	3.1
4825.02	30	4.1	215	29.2	45	6.1	276	37.4	66	9.0	47	6.4	58	7.9
TOTAL	4,120	9.7	11,561	27.1	4,042	9.5	15,268	35.8	3,389	8.0	2,527	5.9	1,697	4.0

Most cities in California have experienced a decline in school age population and an increase in senior citizens. In addition, the statewide trend was also toward a slight increase in preschool age and working age (25-54) population. The young adult/college age population also grew statewide though the rate was not as great as in Rosemead. In part, this group may be attracted to the affordable housing in Rosemead and its proximity to employment centers. Both are attractive to young people just starting out on their own.

The race and ethnicity of the City's residents also changed between 1970 and 1980. There was an increase in the minority population - especially those of Asian and Hispanic ancestry. Table 7 shows the change.

TABLE 7: ROSEMEAD RACE AND ETHNICITY

RACE/ETHNICITY	1970	(%)	1980	(%)
American Indian	192	(0.5)	349	(0.8)
Asian	871	(2.1)	3,764	(8.8)
Black	25	negl.	150	(0.3)
White	39,469	(96.3)	27,228	(64.0)
Other	415	(1.0)	11,113	(26.1)
TOTAL	40,972	(100.0%)	42,604	(100.0%)
Hispanic			24,453	57.4%

Source: U.S. Census

Note: Persons of Hispanic origin are also included in several racial groups.

The minority population is scattered throughout the City, but the area south of the San Bernardino Freeway has a somewhat higher concentration of minorities. Table 8 shows the distribution of minority group members throughout the City. Figure 2 shows census tracts.

TABLE B: RACE AND ETHNICITY BY CENSUS TRACT

CENSUS TRACT	WHITE		BLACK		ASIAN		AMERIND		OTHER		TOTAL		HISPANIC	
	NO.	PERCENT	NO.	PERCENT	NO.	PERCENT	NO.	PERCENT	NO.	PERCENT	NO.	PERCENT	NO.	PERCENT
4422.00	5,013	77.2	15	0.2	625	9.6	40	0.6	804	12.4	6,497	100.0	2,157	33.2
4429.00	4,323	76.9	23	0.5	395	7.0	36	0.6	838	14.9	5,620	100.0	2,351	41.8
4336.01	2,553	65.7	11	0.3	356	9.2	12	0.33	954	24.5	3,886	100.0	2,358	60.7
4336.02	1,525	68.9	7	0.3	105	4.7	28	1.3	549	24.8	2,214	100.0	1,516	68.5
4813.00	1,856	77.0	6	0.2	184	7.6	20	0.8	346	14.3	2,412	100.0	1,056	43.8
4823.02	4,300	55.7	39	0.5	702	9.1	47	0.6	26318	34.1	7,719	100.0	5,148	66.7
4824.01	1,896	60.5	-	-	148	4.7	36	1.1	1,052	33.6	3,132	100.0	2,168	69.2
4824.02(P)	1,995	50.9	16	0.4	605	15.4	52	1.3	1,250	31.9	3,918	100.0	2,586	66.0
4825.01	3,438	53.1	12	0.2	361	5.6	72	1.1	2,586	40.0	6,469	100.0	4,893	75.6
4825.02(P)	329	44.6	16	2.2	283	38.4	6	0.8	103	14.0	737	100.0	220	29.9
TOTAL	27,228	63.9%	150	0.4	3,764	8.8	349	0.8	11,113	26.1	42,604		27,753	57.4

Source: 1980 U.S. Census

Note: "p" denotes a census tract that is only partially in Rossmore. Persons of Hispanic origin are distributed across several racial groups as well as shown separately due to the way the census collected the information.

Rosemead 45,210 people make up 13,447 households in 1984. This means that the average household size is 3.3 - somewhat higher than the average for Los Angeles County (2.7). Table 9 shows how household characteristics have changed over time and Table 10 shows the breakdown within Rosemead. Although there was a slight increase in people living alone, Rosemead remains a predominantly family town. The great majority of its households were and are made up of people related by blood or marriage.

TABLE 9: ROSEMEAD HOUSEHOLD CHARACTERISTICS

	1970	1980	1984
Total	12,973	13,102	13,447
Families	10,361 (80%)	10,232 (78%)	n/a
One Person	2,339 (18%)	2,411 (18%)	n/a
Average Size	3.16	3.19	3.30

Source: 1970 and 1980 U.S. Census

N/A = not available

TABLE 10: HOUSEHOLD CHARACTERISTICS BY CENSUS TRACT - 1980

CENSUS TRACT	TOTAL HOUSEHOLDERS	FAMILIES		SINGLES		AVERAGE SIZE
		NO.	PERCENT*	NO.	PERCENT	
4322	2,187	1,631	74.6	468	21.4	2.84
4329	1,936	1,445	74.6	413	21.3	2.89
4336.01	1,197	944	78.9	212	17.7	3.25
4336.02	638	533	83.5	83	13.0	3.47
4813	800	631	78.9	150	18.8	3.01
4823.02	2,401	1,792	74.6	522	21.7	3.15
4824.01	930	771	82.9	133	14.3	3.37
4824.02(p)	1,106	901	81.5	154	13.9	3.53
4825.01	1,758	1,459	83.1	256	14.6	3.66
4825.02(p)	149	125	83.9	20	13.4	3.23
TOTAL	13,102	10,232	78.1	2,411	18.4	

Source: 1980 U.S. Census

"p" denotes a census tract that is only partially in Rosemead.

(*)percents do not add to 100 since all households are not included in these categories. Percents represent percent of total households in each category.

Of these 1980 households, the census identified 3,812 elderly persons 65 years of age as householders, 1,184 (2.6%) had at least one member with a disability, 7287 (53.4%) were minority, 2802 (21.4%) were large families (i.e., having five or more members), 1,754 (3.9%) were families with female heads, and 2,400 (5.3%) were overcrowded. These households are considered to have special housing needs. They typically also have lower incomes.

Although the population aged 65 and over represents only 9.9 percent of the total population, 29.0 percent of the households in Rosemead reported the household head as elderly. Many of these seniors live alone and this group is particularly likely to need assistance with home maintenance problems, as they are likely to be disabled in some way. Only 2.6 percent of the units in Rosemead reported having at least one handicapped person. This compares with 10.6% state wide. This figure includes age-related disabilities as well as other disabilities. Not all of these handicapped households will require modification to their homes. However, they may require other forms of assistance.

At the other end of the spectrum are the large families who are living in overcrowded conditions due to the lack of availability of sufficient larger units. 21.4 percent of the households in Rosemead reported having five or more members (the federal definition of a large family), and 5.4 percent of the total households were overcrowded (that is, had 1.01 or more persons per room). Approximately 93 percent of the owner-occupied units in Rosemead have three bedrooms or less and 36% of the rental units in the city have only 1 bedroom.

The Regional Housing Allocation Model (RHAM) prepared by SCAG indicates that the City has 83 lower income farmworker households. Since the City is fully developed and is located at some distance from major agricultural areas, these are not likely to be true farmworkers, but rather, employees of local nurseries and gardeners and workers in other agriculture related industries.

Tables 11 and 12 show the 1980 income distribution of households in Rosemead. Table 13 shows the relation of the median income in Rosemead to that of surrounding cities. The City as a whole had a 1980 median household income of \$15,722 which is below the regional median income of \$17,551. However, within the City, income levels vary widely. The central and southern areas of the City (Census Tracts) have highest percentages of very low income households. Whereas the highest percentages of upper income households are located in the northern neighborhoods (Census Tracts). Figure 4 shows this variation. This variation in the locational distribution of household incomes can be used to target housing programs for maximum effect.

However low a given household's income, it will not require assistance if it is not paying more than it can afford for housing. This will depend on the spending characteristics of the household. However, the standard used by the Federal Department of Housing and Urban Development (HUD) and most state and local programs, is that a low income household should not pay more than 30 percent of its gross monthly income for housing. Typically, overpayment by owners is not considered as serious as overpayment by renters. Homeowners will eventually get a return on their investment and additionally, always have the

option of selling to relieve the burden. Renters do not have the same benefits or options. Table 13 shows the percentages of household income spent for housing in 1979 by income group. In 1984 it is estimated that some 3,461 households were paying more than the standard for affordability; 1,875 of these were renters. These households are more likely to need some form of housing assistance to locate and occupy affordable housing in good condition.

TABLE 11: 1980 ROSEMEAD HOUSEHOLD INCOME CHARACTERISTICS

CENSUS TRACT	NUMBER OF HOUSEHOLDS	VERY LOW		LOW		MODERATE		UPPER		MEDIAN INCOME	PERCENT BELOW POVERTY
		#	%	#	%	#	%	#	%		
4322	2,177	435	20	196	9	697	32	849	39.0	\$19,721	4.1
4329	1,905	427	22	212	11	554	29	714	37	\$18,407	6.3
4336.01	1,207	317	26	132	11	399	33	362	30	\$16,095	7.6
4336.02	607	135	22	77	13	236	39	158	26	\$15,275	12.0
4813	786	166	21	86	11	259	33	275	35	\$17,500	5.9
4823.02	2,463	812	33	369	15	837	34	443	18	\$12,297	17.3
4824.01	970	300	31	126	13	340	35	204	21	\$13,473	20.1
4824.02 ^(p)	1,104	221	20	99	9	342	31	472	40	\$19,700	14.1
4825.01	1,770	513	29	248	14	655	37	354	20	\$14,071	17.5
4825.02 ^(p)	155	15		10		38		92		\$30,064	-
City Total	13,144	3,338	25	1,555	12	4,357	33	3,894	39	\$15,722	11.4%

Source: 1980 U.S. Census

Note: Very low income is defined as earning less than 50 percent of the regional (County) median; low income is between 51 and 80 percent of the regional median; moderate income is between 81 and 120 percent; and upper income is over 120 percent of the regional median.

"p" denotes a census tract that is only partially in Rosemead.

TABLE 12: HOUSEHOLDS IN ROSELAND PAYING 30% OR MORE OF TOTAL INCOME FOR HOUSING

RENTERS						OWNERS				
CENSUS TRACT	LESS THAN \$10,000	\$10,000 to 19,000	MORE THAN \$20,000	TOTAL	PERCENT OF TOTAL IN CENSUS TRACT	LESS THAN \$10,000	\$10,000 TO 19,999	MORE THAN \$20,000	TOTAL	PERCENT OF TOTAL IN CENSUS TRACT
4322	219	72	6	297	39.6	99	77	32	208	16.9
4329	187	73	7	267	39.1	70	26	41	137	12.9
4336.01	142	51	0	193	42.9	49	53	8	110	18.3
4336.02	95	41	0	136	47.4	17	5	7	29	9.3
4813	34	9	0	43	27.0	41	50	7	98	18.4
4823.02	533	132	0	665	45.8	56	42	19	117	17.8
4824.01	183	28	0	211	47.6	61	34	6	101	26.2
4824.02	137	52	0	189	38.2	35	27	16	78	21.7
4825.01	284	91	0	375	40.9	107	50	40	197	29.5
4825.02	11	0	0	11	45.8	0	0	0	0	0
TOTAL	1,825	549	13	2,387	42.2	535	364	176	1,075	18.2

Source: 1960 U.S. Census

TABLE 13: 1980 HOUSEHOLD INCOME - ROSEMEAD AND REGION

JURISDICTION	MEDIAN INCOME
Rosemead	\$ 15,722
San Gabriel	16,995
Alhambra	16,270
Monterey Park	20,123
Montebello	17,731
El Monte	13,823
Temple City	20,766
Los Angeles County	17,551

Source: 1980 U.S. Census

Note: Very low income households earn less than 50% of the regional median (or less than \$8,782 in 1980); low income households earn between 51% and 80% (\$8,782 to \$14,050); moderate income between 81% and 120% (\$14,051 to \$21,076) and upper income 121% (\$21,076.00) of the regional median or more.

TABLE 14: 1980 HOUSING EXPENDITURES AS A PERCENTAGE OF HOUSEHOLD INCOME

INCOME/COST	RENTER		OWNER	
	NO.	PERCENT	NO.	PERCENT
Less than \$10,000				
Spent up to 24.0%	24	1.2	624	49.4
Spent 25.0-29.0%	106	5.4	103	8.2
Spent 30.0% or more	1,325	93.4	535	42.4
Total	1,955	100.0	1,262	100.0
\$10,000 - \$19,999				
Spent up to 24.0%	1,178	54.2	1,202	71.3
Spent 25.0-29.0%	448	20.6	120	7.1
Spent 30.0% or more	548	25.2	364	21.6
Total	2,174	100.0	1,686	100.0
\$20,000 or more				
Spent up to 24.0%	1,311	95.0	2,602	88.1
Spent 25.0-29.0%	57	4.1	174	5.9
Spent 30.0% or more	13	0.9	176	6.0
Total	1,381	100.0	2,952	100.0

Source: 1980 U.S. Census

Note: The columns do not sum to the total number of households because those who paid no cash rent are not included, nor are condominium owners.

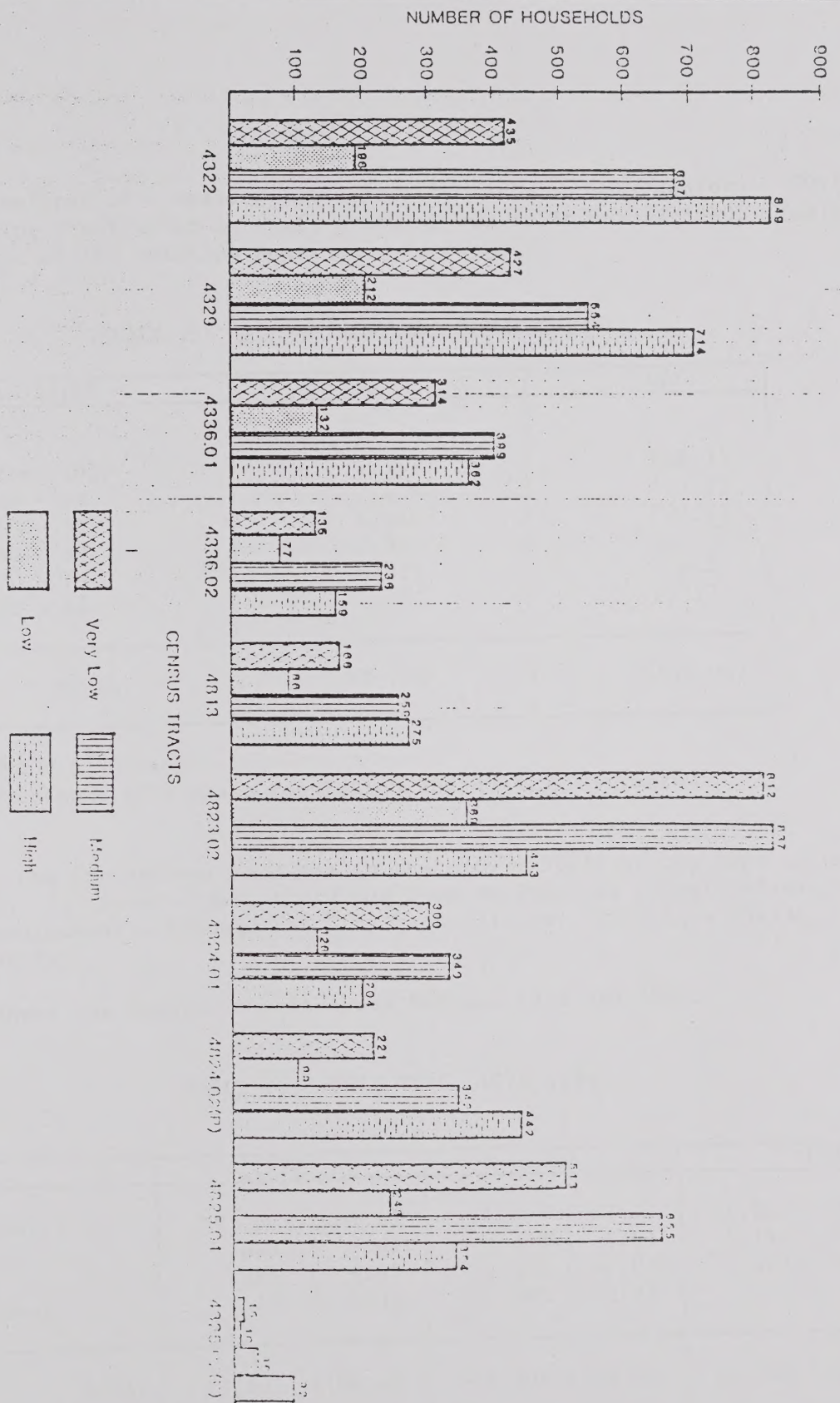


FIGURE 4
Income Distribution By Census Tract

City of Rosemead
General Plan

COTTON, BELAND/ASSOCIATES

B. Housing

Rosemead developed as a residential community early in this century. Over 17% of the housing stock which is still standing was built before 1940. Table 15 shows the age of the existing housing in Rosemead.

TABLE 15: AGE OF ROSEMEAD HOUSING STOCK

YEAR BUILT	UNITS	PERCENT
Before 1939	2,383	(17.3)
1940 - 49	3,476	(25.3)
1950 - 59	4,044	(29.4)
1960 - 69	2,551	(18.5)
1970 - 79	932	(6.8)
1980 - 83	372	(2.7)
TOTAL	13,758	(100.0%)

Source: 1980 U.S. Census

Department of Finance Population and Housing Estimate

Housing is the predominant land use in the City - 56.1% of the land is used for residences. In recent years, there has been an increase in multi-family housing development, although the City is still over 70% single family detached units.

Table 16 shows the change in unit types between 1970 and 1985.

TABLE 16: UNIT TYPE, 1970-1984

TYPE	1970	1980	1985
Single-Family	11,269 (84.1)	11,014 (80.7)	11,051 (78.9)
2-4 Units	809 (6.0)	902 (6.6)	1,159 (8.3)
5+ Units	886 (6.6)	1,358 (10.0)	1,427 (10.2)
Mobile Homes	443 (3.3)	365 (2.7)	371 (2.6)
TOTAL	13,407 (100.0)	13,639 (100.0)	14,008 (100.0)

Sources: U.S. Census

Department of Finance

Census Tracts	Population	1970 & Before		1940 - 1969		1950 - 1959		1960 - 1969		1970 - 1980	
		F	P	F	P	F	P	F	P	F	P
4322	1,253	134	18.8	121	23.1	752	33.6	438	19.4	208	9.2
4329	866	150	17.5	452	34.2	572	28.8	267	12.6	158	6.9
4336.01	1,224	282	23.3	268	21.9	379	30.3	236	19.3	59	4.8
4336.02	573	58	9.5	102	18.7	286	42.5	108	18.0	28	4.2
4813	571	153	25.2	145	32.4	221	27.9	135	17.8	13	1.7
4823.02	2,577	481	18.7	566	21.9	719	27.9	598	23.2	215	8.3
4824.01	493	169	32.5	472	47.7	267	22.5	117	12.1	48	9.1
4824.02	1,122	128	13.3	191	15.5	306	26.9	233	19.1	265	29.9
4825.01	1,250	420	32.7	197	11.5	601	32.5	363	19.6	69	3.7
4825.02	122	8	6.1	23	9.8	13	9.8	36	37.5	22	16.7
Total	13,539	2,383	17.5	3,475	25.5	4,364	29.7	2,551	18.7	1,185	8.7

Source: 1980 U.S. Census

LEGEND

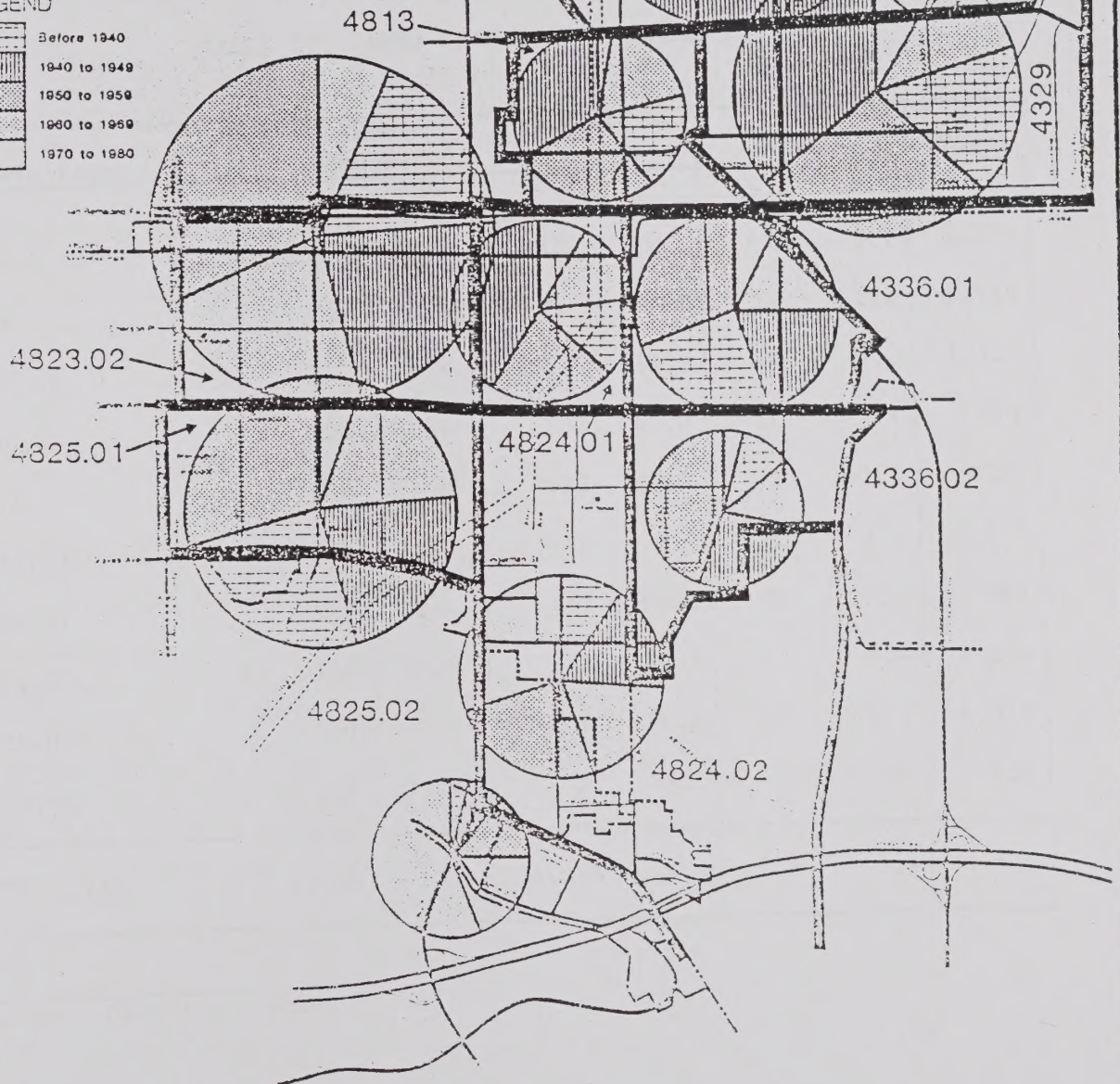
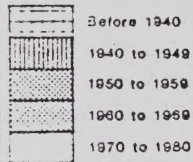


FIGURE 5
Age of Housing Units
City of Rosemead
General Plan

NOTION BELAND ASSOCIATES



Of the housing in the City, 52% was owner-occupied in 1980 (7,046 units), 45% was renter occupied (6,056 units) and the remaining 537 units (3.9%) were vacant. Of those units identified as vacant in the 1980 Census, approximately 14 percent were units for sale and 51 percent were rentals. That is a very low vacancy rate and is indicative of a strong demand for housing in the area. A 1983 postal vacancy survey sponsored by the Federal Home Loan Bank Board showed an overall vacancy rate of 1.3% for the City (1.3% for single family and 1.5% for multi-family units).

TABLE 17: 1980 TENURE OF ROSEMEAD HOUSING

Census Tract	Owner Occupied		Renter Occupied		Vacant		Total
	#	%	#	%	#	%	
4322	1,387	61.6	800	35.5	66	2.9	2,253
4329	1,218	61.2	718	36.1	53	2.7	1,989
4336.01	707	58.8	476	38.9	41	3.3	1,224
4336.02	349	51.9	303	45.0	21	3.1	673
4813	574	75.8	172	22.7	11	1.5	757
4823.02	911	35.4	1,544	59.9	122	4.4	2,577
4824.01	447	46.4	483	50.2	33	3.4	963
4824.02	535	47.9	521	42.7	15	9.4	1,221
4825.01	760	41.1	1,015	54.9	75	4.1	1,850
4825.02	108	81.8	24	18.2	0	0	132
CITY TOTAL	7,046		6,056	44.4	537	3.9	3,639

Source: 1980 U.S. Census

When housing prices in the City are compared to those of other jurisdictions in the region, it is possible to see why the vacancy rate is low. Housing values and rents are lower than almost all other surrounding jurisdictions.

TABLE 18: 1980 HOUSING COSTS, ROSEMEAD AND REGION

	Median Value	Median Rent
Rosemead	\$ 70,000	\$ 234
San Gabriel	\$ 86,100	\$ 250
Alhambra	85,300	252
Monterey Park	96,500	266
Montebello	86,300	244
El Monte	66,000	229
Temple City	86,700	272
Los Angeles	\$ 87,400	\$ 244

Source: 1980 U.S. Census

As an indication of the affordability of Rosemead housing, the 1980 median income can be compared with the 1980 median home value. Using the federal Department of Housing and Urban Development Standard that a household can afford to purchase a unit worth up to three times its gross annual income in 1980, a household earning the median income for the City (\$15,722) could not afford the median-priced house at \$70,000.00. A survey of recent (1984) housing sales prices and rents in Rosemead revealed that single-family units were sold for between \$36,000 and \$170,000 (Table 19). The wide range of prices for units sold last year indicates that low and moderate market in the City.

The median rent for housing in the City in 1980 was \$234 a month. (See Table 18.) Using the guideline that households should not spend more than 30 percent of their income on housing, 1984 median income households in the City (who are estimated to earn \$19,731.00) could afford to pay \$493 per month. The range of rents available in the City can accommodate these median income households as well as most low income households. Very low income households, however, cannot afford the rents now being charged in Rosemead without assistance.

TABLE 19: 1984 HOUSING COSTS

UNIT TYPE	MEDIAN	AVERAGE	RANGE
SINGLE/FAMILY			
1 Bedroom	\$ 68,000	\$116,450	\$ 36,000-140,000
2 Bedroom	75,000	82,765	49,000-135,990
3 Bedroom	94,000	100,860	67,000-142,000
4 Bedroom	124,000	126,409	106,000-168,000
MULTI-FAMILY			
1 Bedroom	\$ 78,585	\$ 78,585	\$ 77,170- 80,000
2 Bedroom	114,300	106,543	87,000-135,990
3+ Bedroom	97,000	94,000	89,500-100,000

Sources: California Market Data Center
Rosemead Review

The Rosemead Planning Department conducted a survey in April, 1981, to evaluate the structural condition of residential units located in the City. The condition of each housing unit was assessed with the outward appearance of the structure being the most heavily weighted variable. The survey placed each residential unit into one of four categories. The categories and the standards for each are as follows:

Recent Home Investment: Those homes to which the owner has made recent home improvements. These improvements include new paint, stucco, roof, driveway, room addition, or landscaping. Recently constructed homes would also be included in this category.

Fair Condition: Homes in this category are considered to be in generally good condition though no recent major home improvements can be identified.

Poor Condition: Homes in this category are beginning to show signs of neglect and the refurbishing costs were estimated to be approximately \$5,000. Needed repairs might include screens, windows, driveway, paint, landscaping, structure, and roof.

Blight: Units in this category were identified as being in an extreme state of disrepair, requiring reconstruction estimated to cost approximately \$12,000.

The information obtained in the survey was mapped to identify patterns of deterioration. The condition survey classified approximately 86% of the residential units in the City. The remaining unclassified units included

mobile homes, large apartment complexes, and scattered single-family units. Of those units classified, 8.1% were found to be in good condition, 73.5% were in fair condition, 16.7% were identified as being in poor condition, and 1.8% were considered blighted. For purpose of analysis, the above percentages were used as coefficient and applied to the total numbers of units identified in the 1980 census. The resulting calculations provided an estimate of the number of units in each category. The results are shown below:

° Recent Home Investment -	1,106 units
° Fair Condition -	10,022 units
° Poor Condition -	2,276 units
° Blighted -	<u>239 units</u>

(Total 13,643 units)

The City levies a number of fees for new residential development or improvements to existing units. The single greatest expense concerns plan check and building permit fee. A developer with a proposed project with an assessed valuation of \$100,000 will be required to pay a plan check fee of \$583.20 and a building permit fee of \$729.00. The various fees are described in greater detail in Table 19A.

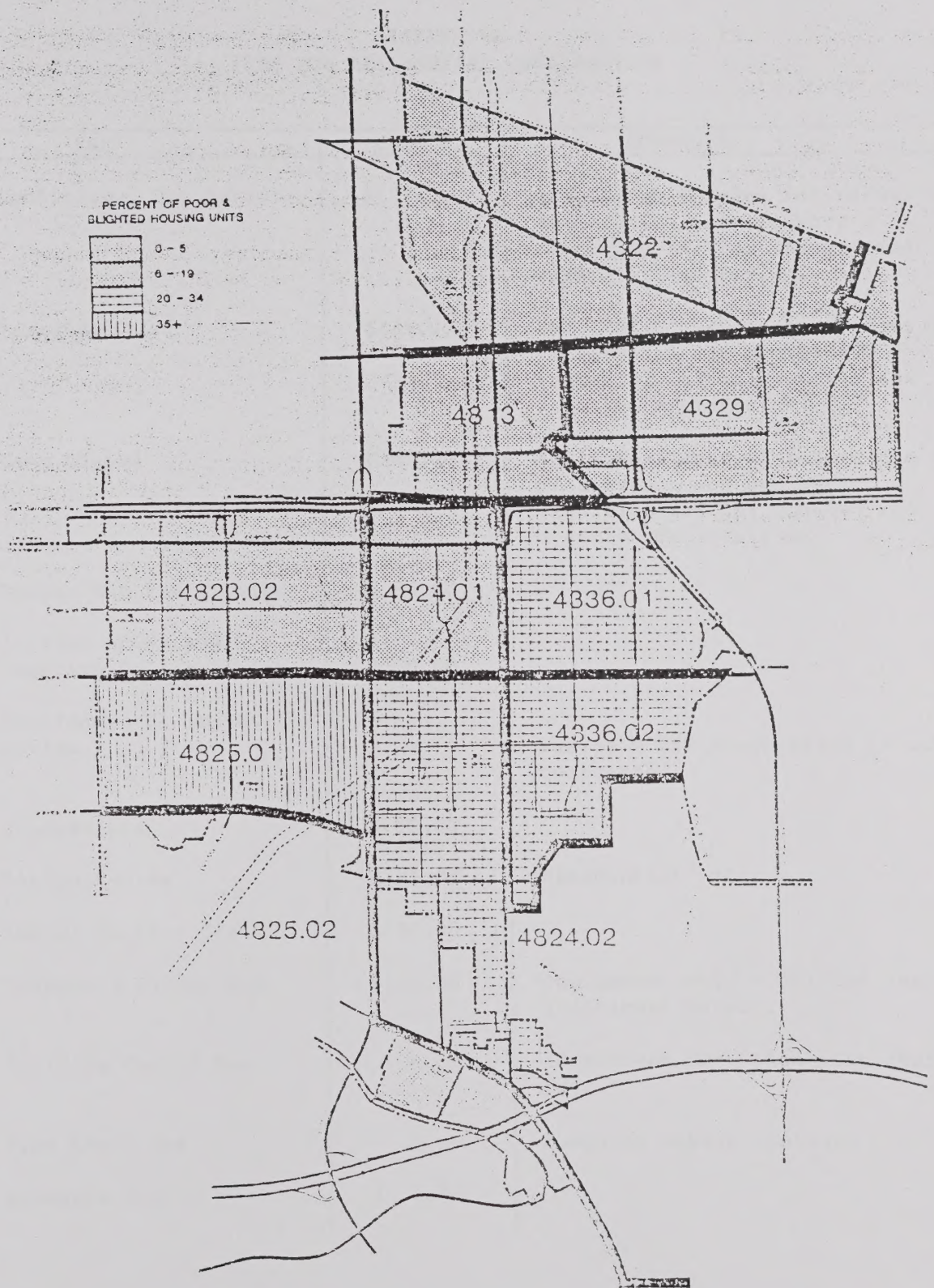


FIGURE 6
Housing Conditions
City of Rosemead
General Plan
COTTONBELLY ASSOCIATES



TABLE 19A
FEES FOR RESIDENTIAL CONSTRUCTION

FEE	CHARGE	COMMENTS
1. Conditional Use Permit	\$125.00	Additional charges for radius map preparation and projects requiring initial studies and negative declaration.
2. Variance	\$125.00	Additional charges for radius map preparation and projects requiring initial studies and negative declaration.
3. Zone Change	\$200.00	Additional charges for radius map preparation and projects requiring initial studies and negative declaration.
4. Radius Map Preparation	\$ 35.00	
5. Initial Study and Negative Declaration	\$100.00	
6. Environmental Impact Review	-	Varies - EIR preparation is sub-contracted.
7. Relocations	\$150.00	
8. Design Review	\$ 25.00	Residential only.
9. Appeal to City Council	\$ 50.00	
10. Tentative Parcel Map	\$185.00	One parcel only - \$10 for every additional parcel.
11. Building Permit Fee	-	10 percent more than plan check fee.
12. Plan Check Fee	-	Based on square footage.
13. Issuance Fee	\$ 8.50	

III. LAND USE

The total area of Rosemead is 3,025 acres or 4.72 square miles, and residential land uses account for over 56% of the total land area of the city. The remaining land uses (excluding the 577 acres devoted to streets), total 752 acres. The land uses in the City have been divided into seven major categories including: commercial, residential, open space, industrial, public facilities, institutional, and vacant land.

Residential: Residential land uses are located throughout the City and account for 1,696 acres (56%) of Rosemead's total land area. The City is presently in a period of transition from single-family units to higher intensity single family and multi-family units. In 1980 there were 13,639 year-round housing units in the City including 11,014 single family units (80.8%), 2,260 multi-family units (16.6%), and 365 mobile homes (2.7%). The majority of the multi-family units are located in an area west of Walnut Grove Avenue and south of the San Bernardino Freeway. The mobile home parks are generally located in an area along Garvey Avenue.

Commercial: Commercial land uses total 304 acres or approximately 10% of the City's total land area and are found in commercial strips along the major arterials that traverse the City. Major commercial strips are located along the entire lengths of Valley Boulevard, Rosemead Boulevard, Garvey Avenue, and San Gabriel Avenue. A new regional mall is being constructed in the extreme southern tip of the City with a single anchor store located in the incorporated boundaries of Rosemead. In addition, the Rosemead Square Shopping Center (at Rosemead Boulevard and the San Bernardino Freeway is planning to expand.

Industrial: Industrial land uses in the City total approximately 39 acres and are concentrated in four locations. A large concentration is located north of Grand Avenue in the northern tip of the City. A second concentration is found along Garvey Avenue east of San Gabriel Boulevard, with the existing industrial land uses interspersed with commercial activities. A third area containing industrial land uses is located along Walnut Grove Avenue just west of Whittier Narrows Regional Park contains several large corporate office and industrial complexes. The last concentration of industrial land uses is located in the northeast corner of Rosemead west of Temple City Boulevard and north of Valley Boulevard. (See Economic Development section for a discussion of the role of these areas in the City's economy).

Institutional/Public Facilities: This category includes both public and private educational facilities, churches, hospitals, and miscellaneous public facilities. A total of 191 acres is devoted to the land uses contained in this category including 147 acres for public facilities, 24 acres for institutional uses, 11 acres for churches, and 12 acres for public transportation facilities.

Open Space/Parks: Land that is considered to be open space includes vacant undeveloped parcels (92 acres) located throughout the City and the 73 acre Edison utilities easement which traverses the City from north to south. There are 10 municipal recreation areas with a combined acreage of 48 acres and approximately 1 acre of the Whittier Narrows Regional Park is located within the incorporated boundaries of the City. The total acreage of open space and parks is 214 acres or 7% of the entire City's area. Since Rosemead is fully developed, these areas represent the remaining natural resources for the City.

TABLE 20 : EXISTING LAND USE

Land Use:	Acreage	% of City Total
Residential	1,696 acres	56.1%
Commercial	305 acres	10 %
Industrial	39 acres	1.3%
Institutional/Public	195 acres	6.4%
public facilities	158 acres	5.2%
institutional facilities	35 acres	1.2%
Open Space/Parks	214 acres	7.1%
open space	165 acres	5.5%
parks	49 acres	1.6%
Streets	577 acres	19.1%
Total	3,025	100%

Source: General Plan Survey Report
City of Rosemead

A comparison of the distribution of land uses in Rosemead to the "average" distribution of land uses for a city in Southern California indicates the City has a disproportionate concentration of residential and commercial land uses and a less than average proportion devoted to industrial, public, and quasi-public uses. The comparison of land use distribution between Rosemead and an "average" Southern California City appear in Table 21.

TABLE 21: COMPARISON OF LAND USE DISTRIBUTION

Land Use	% of Total: Rosemead	% of Total: Ave. South. Cal. City
Residential	59.34	51.3
Commercial	8.96	3.5
Industrial	1.39	5.1
Public/Quasi-Public	10.14	14.1
Streets	20.17	26.0
Total	100.00%	100.00%

Source: Economic Development Strategy: City of Rosemead,
Wildan Assoc., 1982

For purpose of a more accurate comparison, acreage devoted to schools, parks, and streets were disaggregated from the totals. The acreage devoted to each zoning classification is shown below in Table 22.

TABLE 22: ACREAGE OF EXISTING ZONING DESIGNATIONS

Zoning	Acreage	% of City's Total
R-1 single-family residential	880.56	29.11
R-2 light-mult. residential	602.72	19.92
R-3 medium-mult. residential	45.88	1.52
R-4 heavy-mult. residential	1.20	.03
P-D planned development	72.42	2.39
P-O professional office	19.78	.65
O-S open space	1.86	.06
A-1 light agricultural	114.00	3.77
C-1 light commercial	17.99	.59
C-3 medium commercial	263.26	8.70
CBD central business district	18.46	.61
M-1 light manufacturing	168.31	5.56
P parking	48.37	1.60
SUBTOTAL	2254.81	74.51
schools, parks, streets	770.21	25.46
TOTAL	3025.02	99.97

Source: Draft Land Use Element, Urban Futures, Inc., 1980

The Rosemead Zoning Ordinance was recently edited and reformatted to clarify the provisions and eliminate duplications and ambiguities. The zoning regulations were prepared by the City Attorney and City Planning staff to simplify the old code. There are fifteen areas of the City where the existing land uses conflict with existing zoning and General Plan designations.

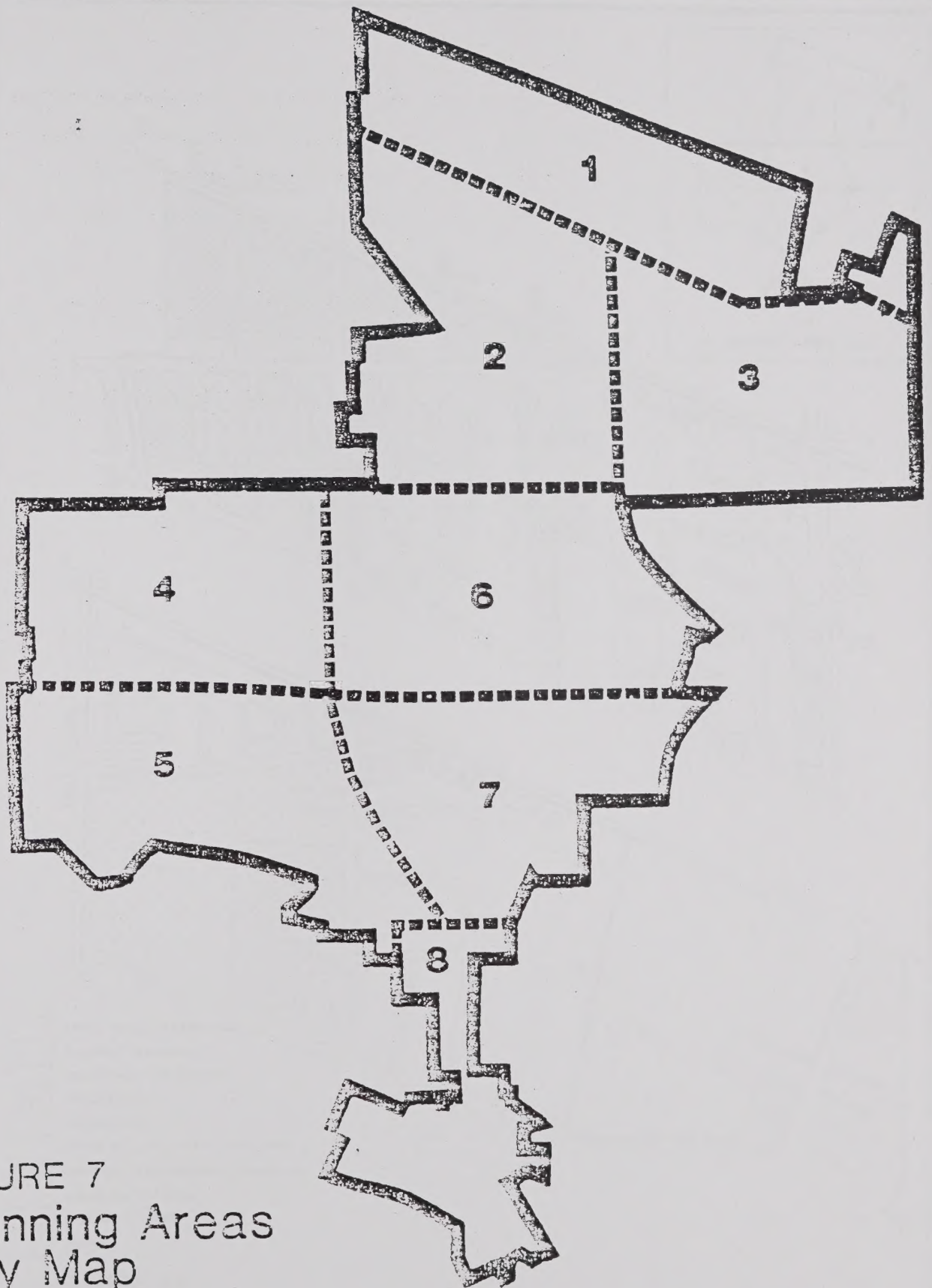
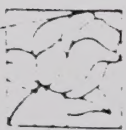


FIGURE 7
Planning Areas
Key Map



City of Rosemead
General Plan

COTTON/BELAND/ASSOCIATES



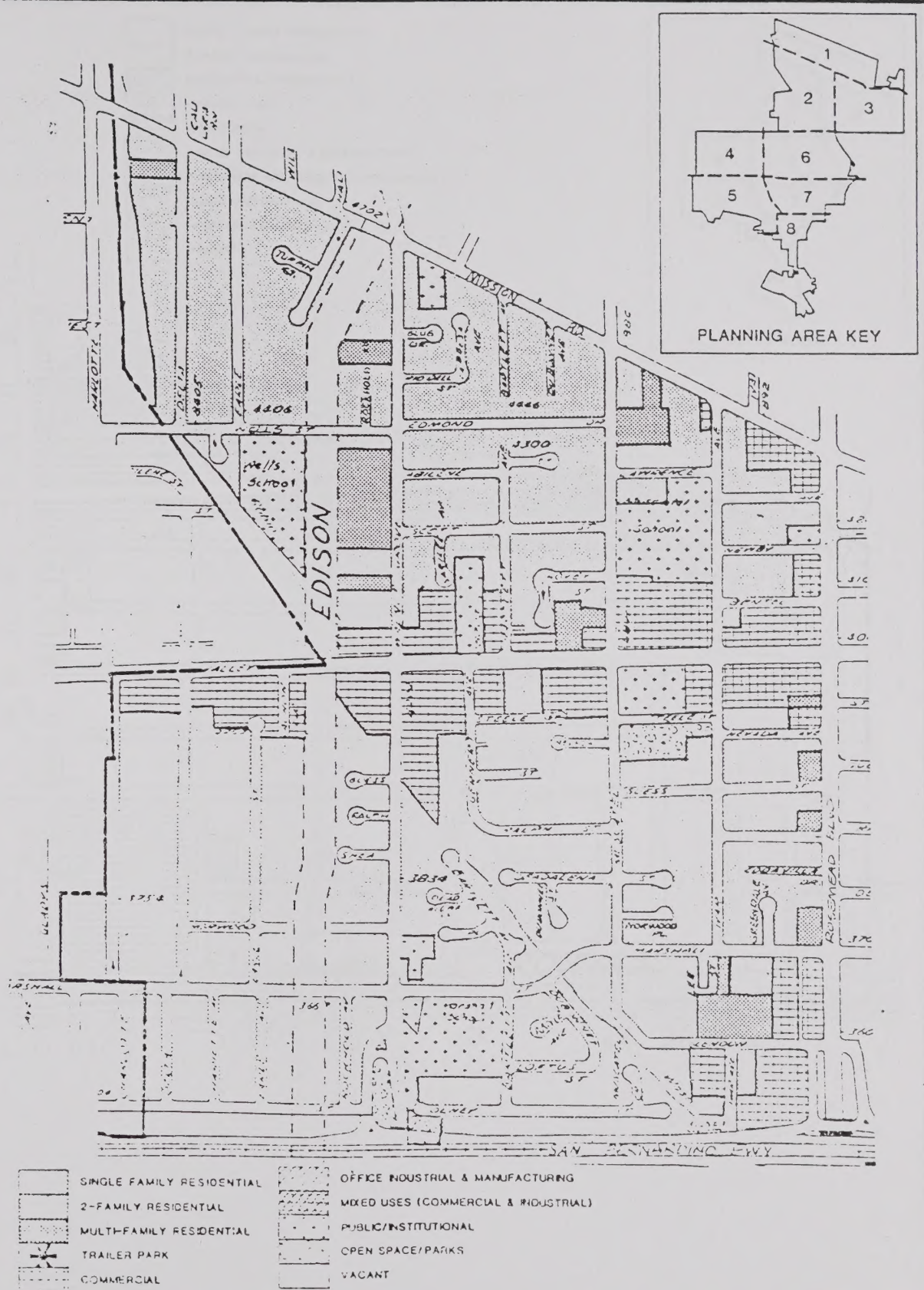


FIGURE 3b

Generalized Land Use:
Planning Area 2

City of Rosemead
General Plan

COTTONBELAND/ASSOCIATES



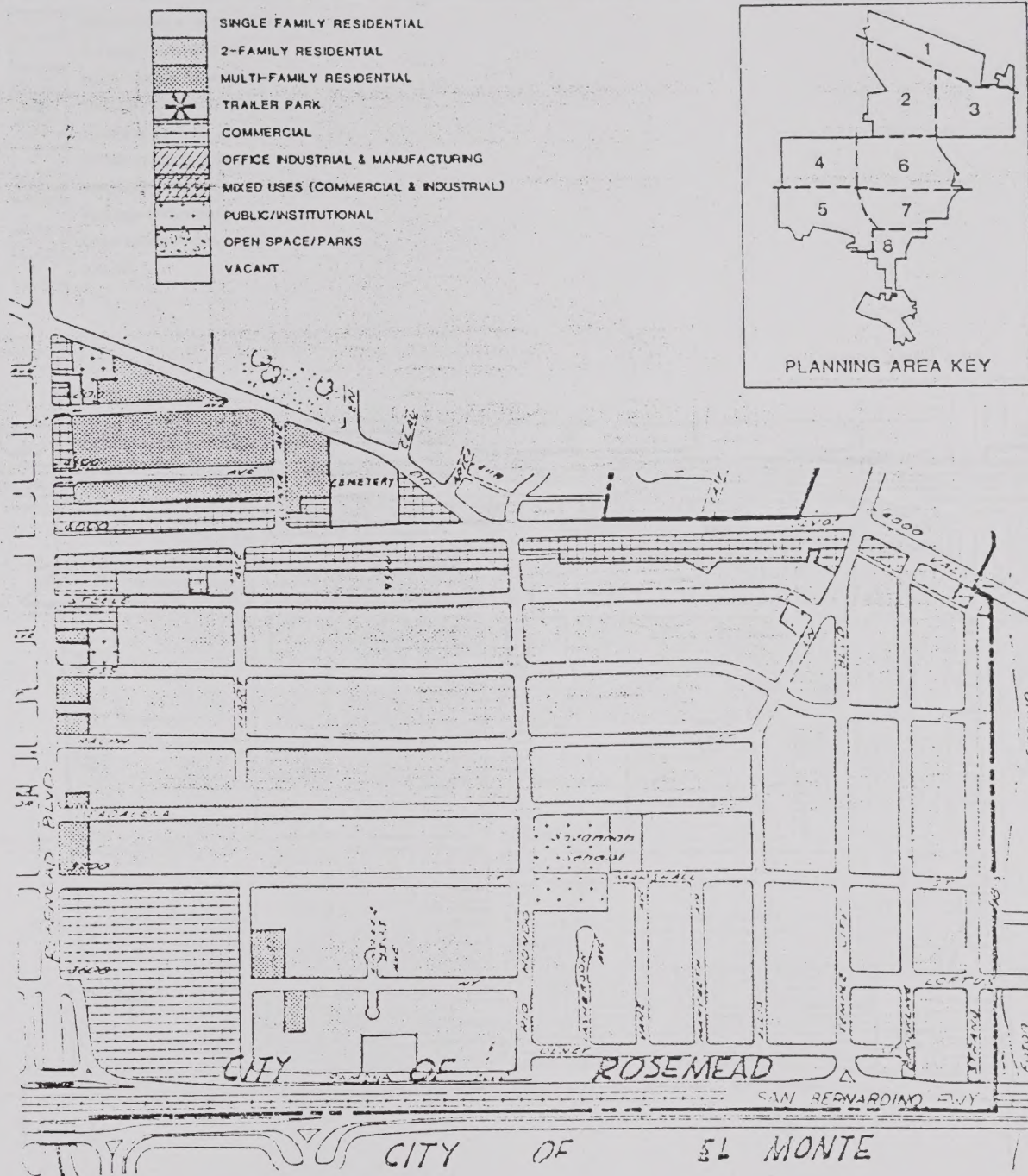


FIGURE 8c

Generalized Land Use:
Planning Area 3

City of Rosemead
General Plan

COTTON BELAND ASSOCIATES



Scale
1 inch = 1 mile

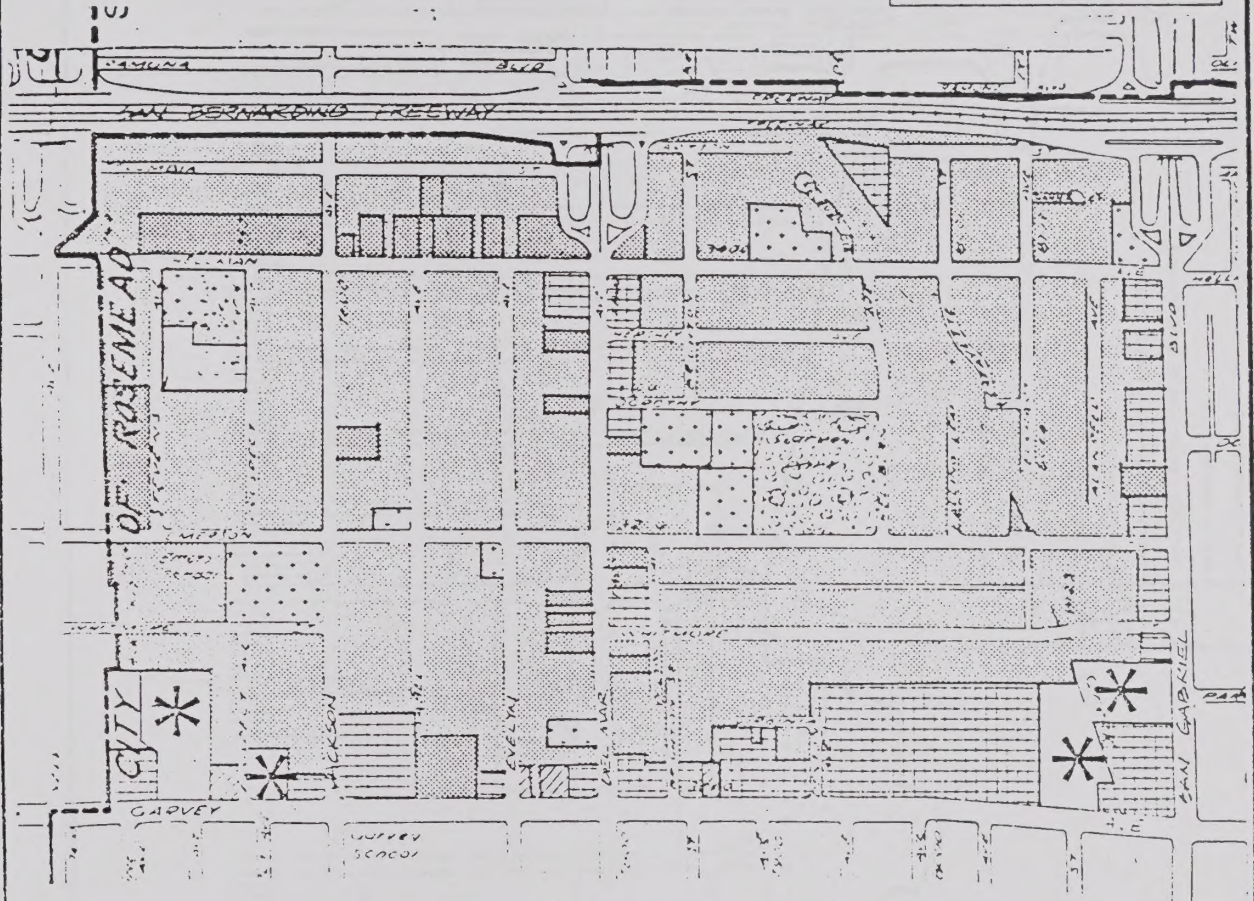
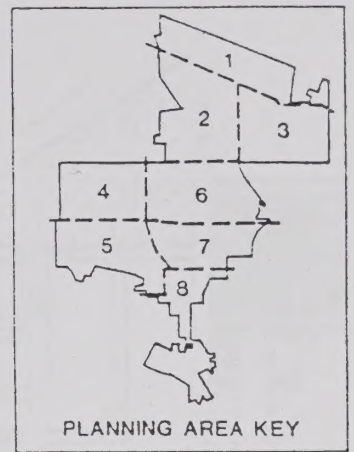
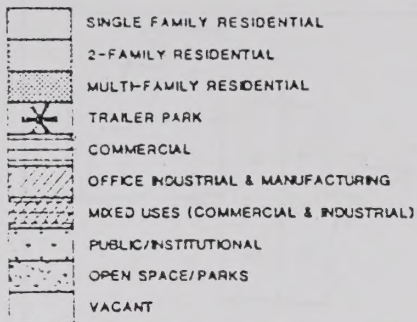


FIGURE 3d

Generalized Land Use:
Planning Area 4

City of Rosemead
 General Plan

COTTON, BELAND ASSOCIATES



Scale: 1" = 100'

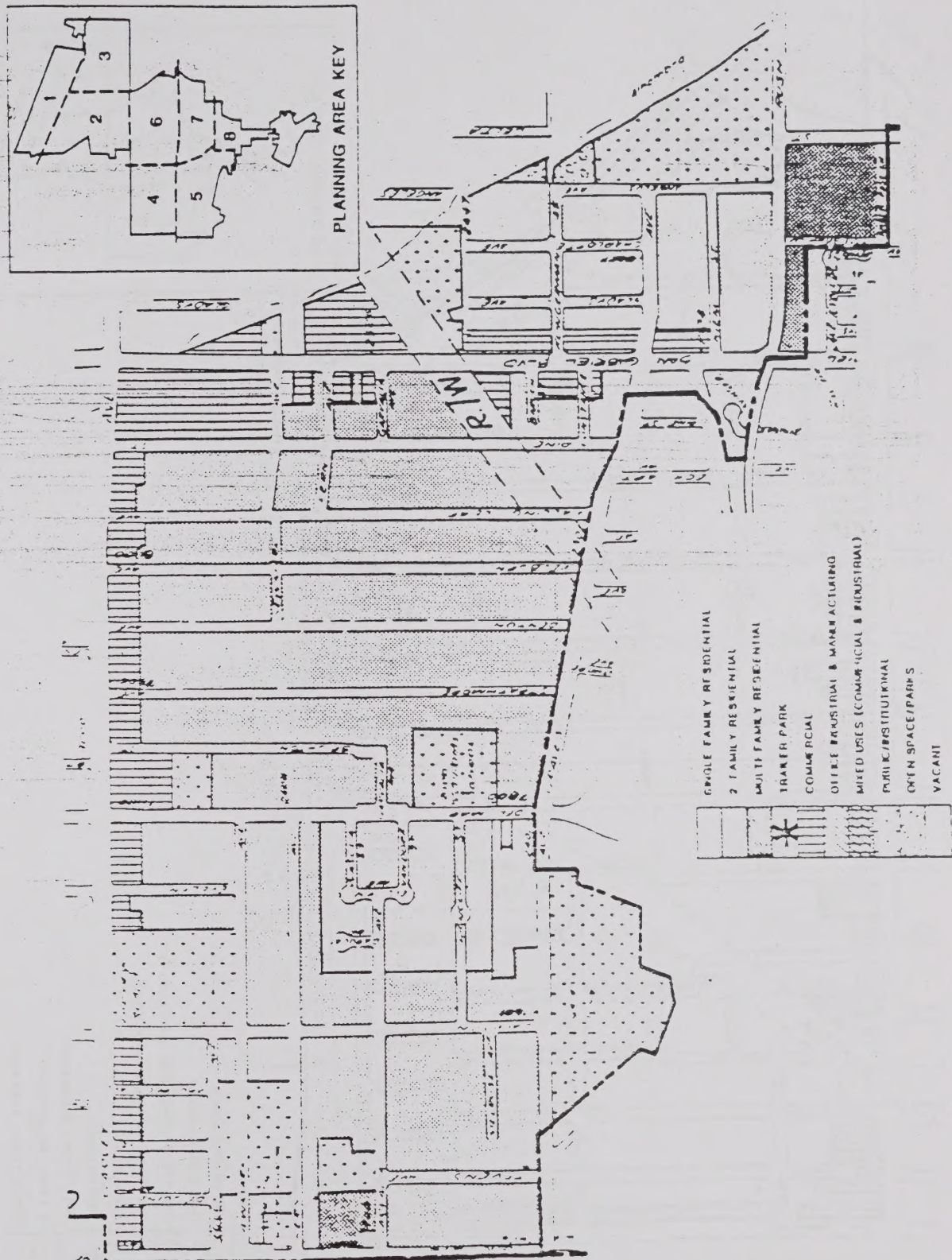


FIGURE 8e
Generalized Land Use:
Planning Area 5
City of Rosemead
General Plan

COTTON BELAND ASSOCIATES

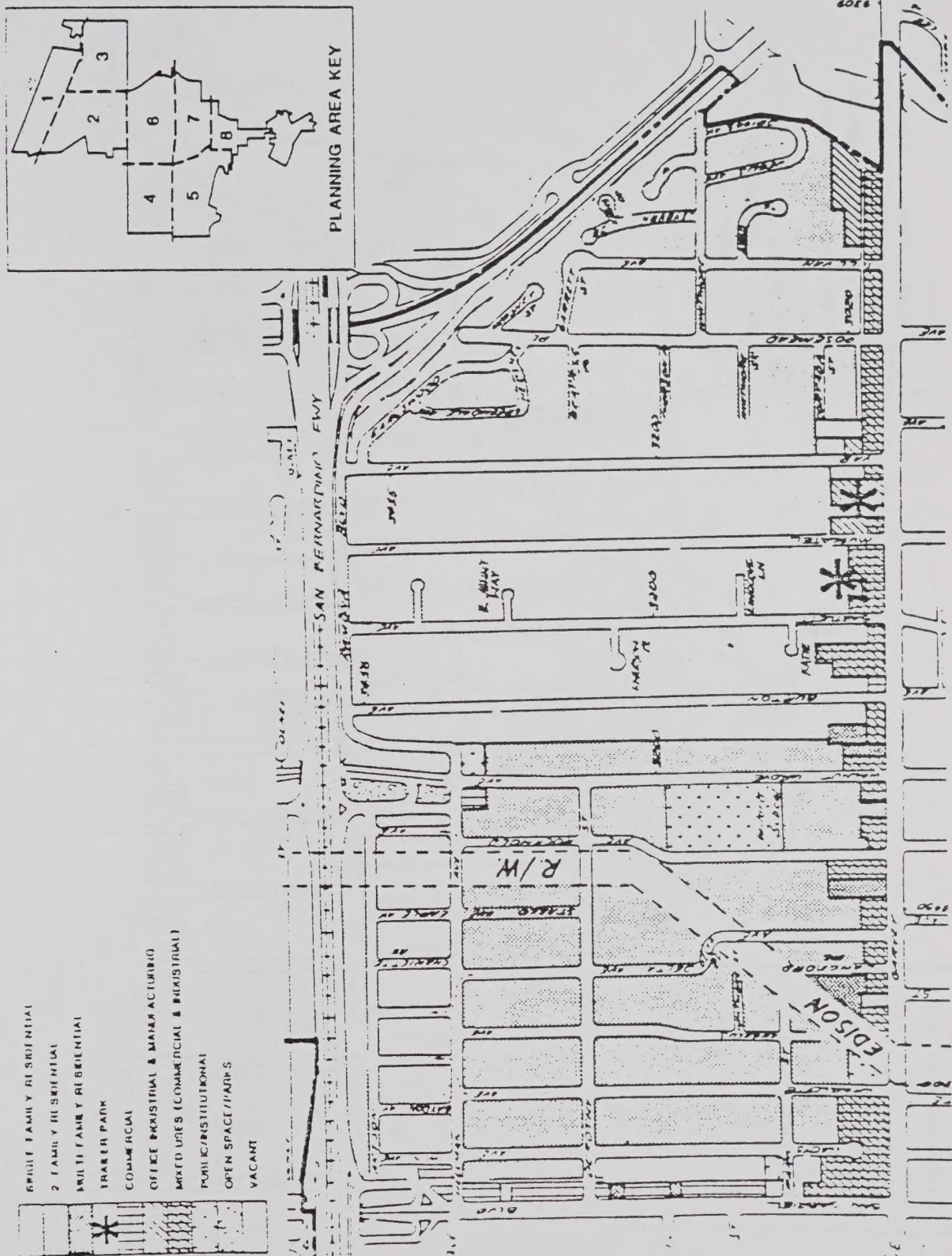
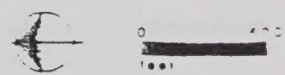


FIGURE 8f
Generalized Land Use:
Planning Area 6

City of Rosemead
General Plan

COTTON/BELAND/ASSOCIATES



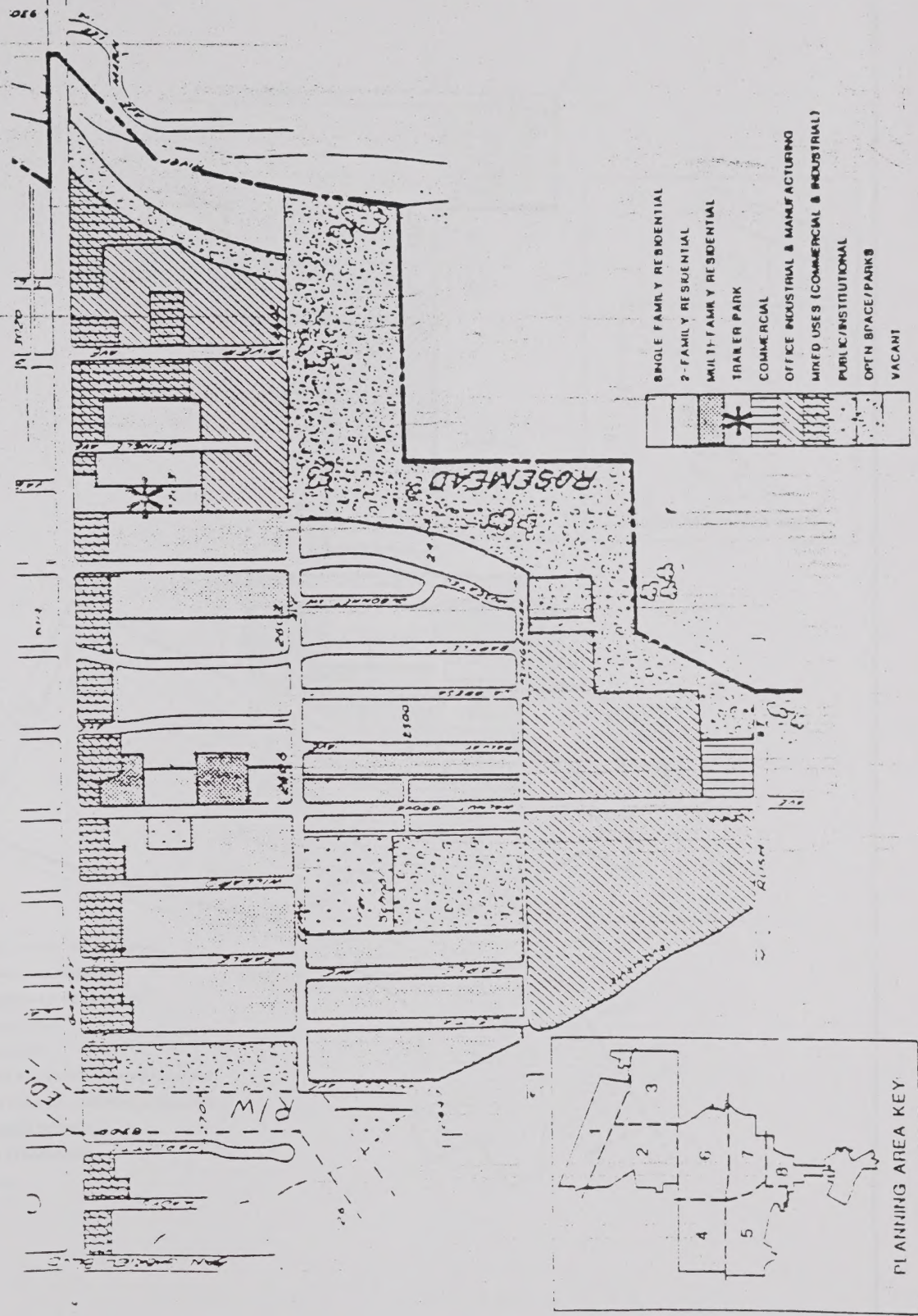


FIGURE 8g

Generalized Land Use:
Planning Area 7

City of Rosemead
General Plan

COTTON BELAND ASSOCIATES

IV. CIRCULATION

Rosemead is well served by the Southern California regional network of freeways and major roads. The San Bernardino Freeway traverses the City in an east-west fashion effectively dividing Rosemead into two, nearly equal sections. Movement from one section to the other is restricted to underpasses on Del Mar Avenue, San Gabriel Boulevard, Walnut Grove Avenue, Temple City Boulevard, and Rosemead Boulevard. Access to the San Bernardino Freeway is also provided by these same roads. The Pomona Freeway crosses a small portion of the extreme southern section of the City and access is provided by San Gabriel Boulevard.

The Los Angeles County Road Department maintains a complete record of streets and roads located in the City. This County-maintained inventory also classifies the roadways based primarily on their pavement and right-of-way widths. For planning purposes, the County Road classification has been altered to include other variables such as traffic volumes and use. The volumes and street classification are shown in Figures 9 and 10 respectively.

The classification includes the following:

Freeways are divided, limited access highways with right-of-ways generally in excess of 200 feet. The San Bernardino and Pomona Freeways are of this type.

Highways - Rosemead Boulevard is a state designated highway (Hwy 19) and has the highest traffic volumes of any roadway within the City (excluding freeways). The peak month average daily traffic ranges between 34,500 and 46,000 vehicles per day.

Major Arterials generally have right-of-way widths of approximately 100 feet and have traffic volumes that exceed 20,000 vehicles per day on any given segment. Valley Boulevard, Garvey Avenue, and San Gabriel Avenue are roadways of this type.

Secondary Arterials include those arterials with an average maximum right-of-way of 80 feet. The traffic volumes are somewhat less than those of the major arterials, averaging between 10,000 to 20,000 vehicles per day on any given segment. Roads in this classification include Del Mar Avenue, Graves Avenue, New Avenue, Rush Avenue, Temple City Boulevard and Walnut Grove Avenue.

Collector roads are designed to carry traffic from the local streets to the arterials. The right-of-way of this road type is variable but generally averages about 60 feet. Traffic volumes also vary with volumes up to 15,000 vehicles per day though the average collector road has volumes less than 10,000 vehicles per day at any given segment. Roads in this classification include Encinita Avenue, Grand Avenue, Hellman Avenue, Ivar Avenue, Loftus Drive, Marshall Street, Muscatel Avenue, Ramona Boulevard, Rio Hondo Avenue and Rosemead Place.

Local Streets are designed to connect individual parcels with the City's circulation system. The remaining roads not classified in the above categories are included in this section. Local roads with right-of-ways less than 50 feet are considered to be substandard.

There are approximately 82 miles of roads in Rosemead (excluding the freeways). Of this number, approximately 16 miles of roadways are classified as arterials, 7 miles as collectors, and the remaining 59 miles are devoted to local streets. The land area devoted to streets and roads includes 360 acres for the pavement and an additional 211 acres included in right-of-ways.

Rosemead has an active program to maintain its streets and roadways. The City has identified those streets with substandard widths and has included their upgrading in a capital improvements program. (The list of the substandard streets, the location of the deficiencies, and the projected timing for improvements are shown in Table 22.)

TABLE 23: SCHEDULED STREET IMPROVEMENTS: 1984 - 90

New Construction

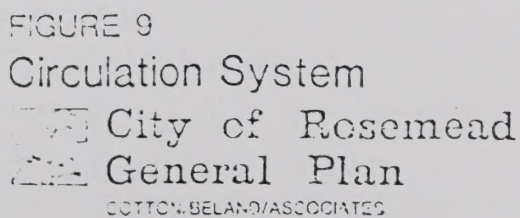
Angelus Avenue	200' No. of Klingerman to Klingerman	1984-85
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Widening and/or reconstruction

Del Mar Avenue	Hellman Avenue to Garvey Avenue	1984-85
Egley Avenue	New Avenue to Jackson Avenue	1984-85
Fern Avenue	Falling Leaf Ave. to San Gabriel Blvd.	1985-86
Graves Avenue	San Gabriel Avenue to Rubio Wash	1986-87
Pine Street	Newmark Avenue to Graves Avenue	1984-85
Stingle Avenue	Garvey Ave. to 1300 ft. So. of Garvey	1984-85
Strathmore Avenue	Garvey Avenue to Graves Avenue	1984-85
Bentel Avenue	Ivar Avenue to Loma Avenue	1985-86
Eurelda Street	Bartlett Avenue to Dubonnet Avenue	1986-87

Refurbishing or new pavement

Dequine Avenue	Garvey Avenue to Graves Avenue	1984-85
Falling Leaf Avenue	Garvey Avenue to Graves Avenue	1985-86
Garvey Avenue	New Avenue to San Gabriel Avenue	1985-86
Garvey Avenue	San Gabriel Avenue to Rubio Wash	1986-87
Hellman Avenue	270 W. Stevens Ave. to Del Mar Ave.	1984-85
Hart Avenue	Valley Boulevard to Ralph Street	1986-86
Newby Avenue	Ivar Avenue to Mission Drive	1986-87
Rio Hondo Avenue	Pitkin Court to Valley Boulevard	1986-87
Rose Street	Arica Avenue to Rio Hondo Avenue	1985-86
Strang Avenue	Valley Boulevard to Marshall Street	1985-86



Circulation System

General Plan

COTTON BELAND/ASSOCIATES

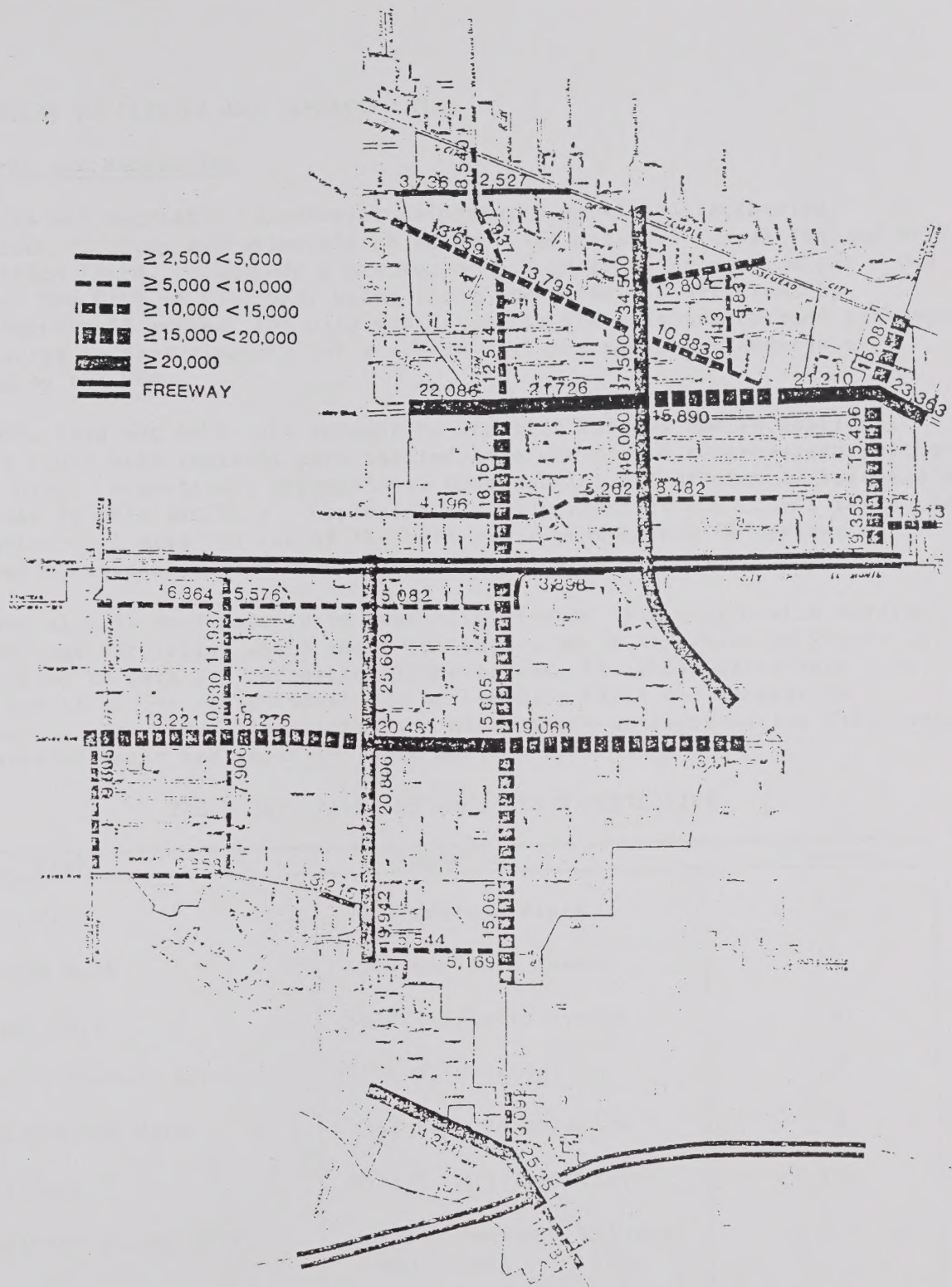


FIGURE 10
Traffic Volumes
City of Rosemead
General Plan
COTTON BELAND ASSOCIATES



V. PUBLIC FACILITIES AND INFRASTRUCTURE

A. Parks and Recreation

The Parks and Recreation Department maintains 9 parks and recreation facilities totaling approximately 48 acres. The National Recreation and Parks Association (NRPA) recommends a minimum of 2.5 acres of park space per 1,000 people. The City of Rosemead, using these standards, is deficient by approximately 59 acres. The City would have to increase its current park space of 48 acres to approximately 107 acres to meet the minimum standards as defined by the NRPA.

The above does not take into account the Whittier Narrows Dam Recreational Area, a 1,092 acre regional park located adjacent to the southeastern portions of the City. Significant recreational opportunities are offered to Rosemead's residents by this facility. Approximately 25 percent of the City's residents live within a 1 mile radius of the park and approximately 80 percent of Rosemead's residents live within a 2-mile radius.

The City also is fortunate to be centrally located in a region with several recreational facilities which serve the entire basin, as shown in Figure 11. In addition to park and recreational facilities, 13 school sites have also been identified for recreational use by the City Parks and Recreation Department. The names, locations, and approximate acreages of the City owned and operated parks are shown in Table 24.

TABLE 24: PARK AND RECREATION FACILITIES

Park	Location	Acreage
Garvey Park	7933 Emerson Place	12
Rosemead Park	4343 Encinita Avenue	20
Zapopan Park	3018 Charlotte Avenue	6
Comm. Recreation Center	3936 N. Muscatel	3
Delta-Mission Park	8343 E. Mission Drive	3
Guess Park	8555 E. Mission Drive	1/4
Klingerman Bridge Park	Angelus Avenue & Klingerman Street	1/4
Klingerman-Fairway Park	8800 Klingerman Street	1/2
Triangle Park	San Gabriel Blvd. & Walnut Grove	1/4
Motorbike Park	9100 E. Garvey Avenue	3
Westpocket Park	Olney St. & Walnut Avenue	1/8
Total		47.86 acres

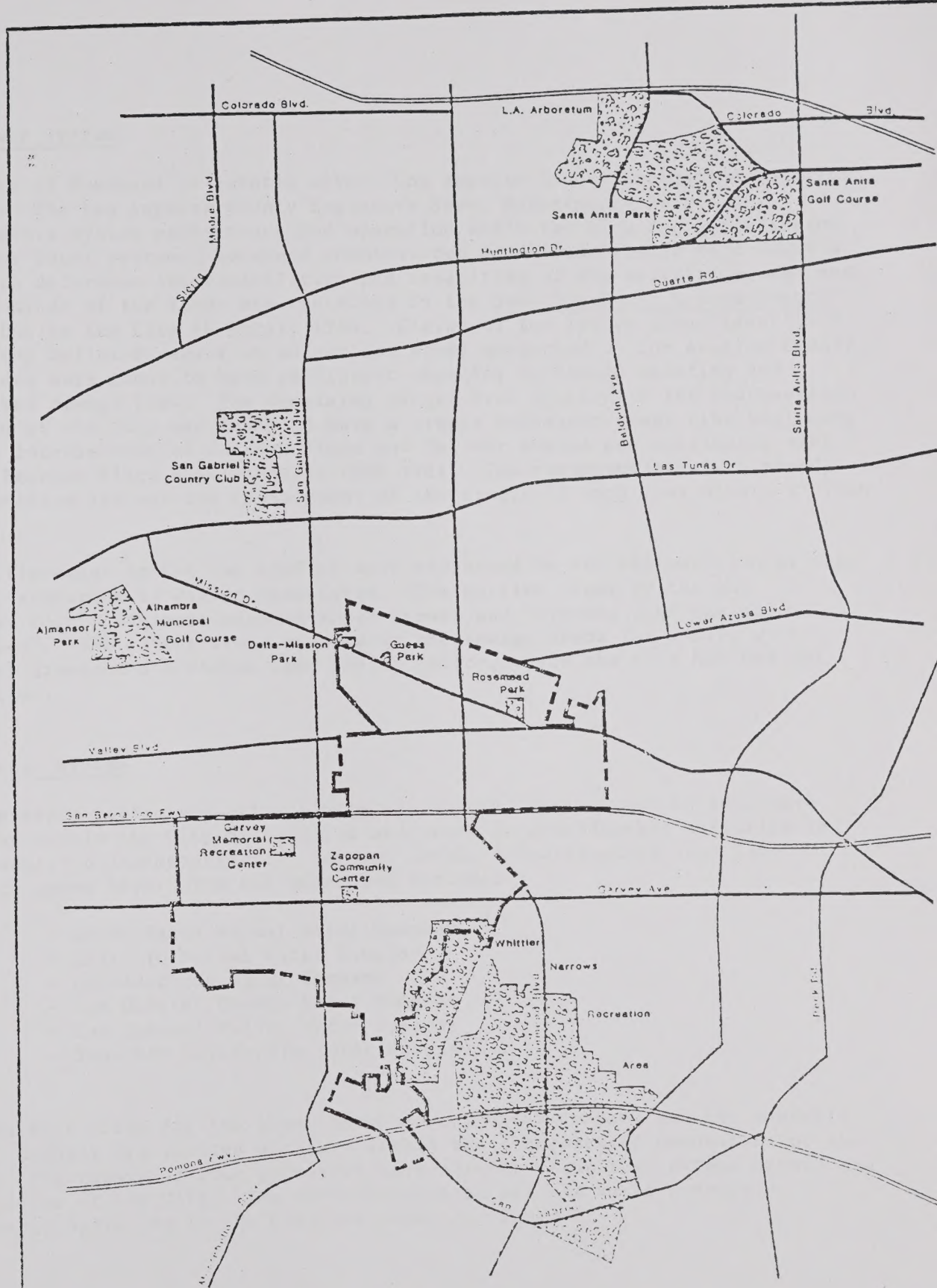


FIGURE 11
Regional Recreational Facilities

 City of Rosemead
 General Plan

DONALD A. COTTON ASSOCIATES



Scale
0 1000
Feet

B. Sewer System

The City of Rosemead is located within Los Angeles County Sanitation District No. 15. The Los Angeles County Engineers Sewer Maintenance Forces are responsible system maintenance and operation while the City has jurisdiction over the local system. Rosemead commissioned Wildan Associates to conduct a study to determine the capabilities and capacities of the existing system and the findings of the study are contained in the Sanitary Sewer System Report submitted to the City in April, 1984. Eleven of the twelve areas identified as having deficient sewer in an earlier study conducted by Los Angeles County Engineers were found to have sufficient capacity to handle existing and projected sewage flow. The remaining target area located in the southwestern portion of the City was found to have a single deficient sewer line beginning at the intersection of Emerson Place and Del Mar Avenue and continuing east along Emerson Place approximately 1000 feet. The recommendations to remedy this problem include the replacement of the single 12 inch line with a 15 inch line.

The differences in the two studies were explained in the introduction of the report submitted by Wildan Associates. The earlier study by the Los Angeles County Engineer assumed rapid growth and "dynamic land zoning policies". The latter study considered the sewage needs for a City with minimal growth and a stable land zoning policy, which the City has had for some time.

C. Water System

Six separate public and private water purveyors supply water to customers located within the City of Rosemead and there is considerable variation in the ownership characteristics, service areas, infrastructure, and level of service among them. The six purveyors include:

- Adams Ranch Mutual Water Company
- Amarillo Mutual Water Company
- Cal-American Water Company
- San Gabriel County Water Company
- San Gabriel Valley Water Company
- Southern California Water Company

The service areas for the Adams Ranch Mutual Water Company and the Amarillo Water Company are located entirely within the incorporated boundaries of the City. The remaining four purveyors have service areas that extend beyond the boundaries of the City. The service areas of all six water purveyors currently operating in the City are shown in Figure 8.

Water is available to purveyors operating in the City from the San Gabriel Ground Water Basin and from water imported into the area. The San Gabriel Water Basin is the only source of local groundwater available to the purveyors operating in the City. A judgement, entered in 1973, requires that water rights be allocated to each water purveyor by the Main San Gabriel Basin Water Masters. If the water production or allocation is not exceeded or used by a particular purveyor, the remainder may be either leased or added to the following years allocation. The Upper San Gabriel Valley Municipal Water District (USGVMWD) provides the City with its only source of imported water. The USGVMWD is a member of the Metropolitan Water District of Southern California and may purchase water that is a blend of Colorado River Water and State Project Water. Two connections to the MWD middle feeder located within the City Company's service area and the other is located in the San Gabriel Valley Water Company's service area. The water supply allocation of the six purveyors appear in Table 25.

TABLE 25: GROUNDWATER ALLOCATION: SAN GABRIEL GROUNDWATER BASIN

Purveyor	Allocation (acre feet/year)	% Allocation
Adams Ranch Mutual Water Co.	100 AF/YEAR	0.26%
Amarillo Mutual Water Co.	700 AF/YEAR	1.83%
Cal-American Water Co.	7,868 AF/YEAR*	20.57%
San Gabriel County Water Co.	4,250 AF/YEAR*	11.11%
San Gabriel Valley Water Co.	19,548 AF/YEAR*	51.12%
Southern California Water Co.	19,548 AF/YEAR*	15.10%
Total	38,239 AF/YEAR	99.99%

*includes service area outside City of Rosemead

Source: Appendix L, 1982-83 Main San Gabriel Basin

The Adams Ranch Mutual Water Company was established in 1936 to provide water to a 63 lot subdivision with a total of 83 connections. Two wells initially provided water to the service area but, at this time, a single well with a 400 gallon per minute (gpm) capacity that was constructed in 1932 remains in operation. The original distribution system was replaced around 1970, and additional improvements were made in 1967 and 1979 to improve the system's fireflow capabilities. Storage and emergency water supply requirements are adequate. The Los Angeles County Fire Department did not find any fireflow or hydrant deficiencies in this service area.

The Amarillo Mutual Water Company was created in 1920 to supply water to a development, which at that time, was known as Walnut Acres. The company has 545 connections supplied from two wells. Storage and emergency water requirements for the company are not considered adequate to meet emergency demand. The entire service area has been found to be deficient in meeting fire protection standards for Los Angeles County. Although the company is aware of the problem, there are no anticipated improvements at this time.

The Cal-American Water Company initially began as part of the Huntington Land Company and included two separate water systems with the "Lower System" providing service to 3,476 connections within the City. There is a considerable variation in the age of the system serving Rosemead with no portion of the system constructed prior to 1944. The distribution system within the City is generally adequate. Only a small portion of the service area within the City of Rosemead was found to be inadequate in fireflow capacity in the Wildan Study, and improvements planned by the Company will correct the problem.

The San Gabriel County Water District was incorporated in 1921 and about 10 percent of the district's area is located within the City of Rosemead. The distribution system within the City and the seven operating wells which supply the system are adequate to serve existing and planned development. No fireflow deficiencies have been identified within the district's service area.

The portion of the San Gabriel Valley Water Company (SGVWC) located within the City of Rosemead was established in 1937 and provides service to 2,148 connections. Water supply sources include groundwater and imported water. A single well located in the City in conjunction with a large water production facility operating just outside the City is expected to deliver up to 6,500 gpm. Connections to the City of Arcadia water system and to SGVWC "East System" can provide additional water in emergencies. In addition, there is a connection to the MWD that is not currently in use but could be a source of additional imported water at some future date. The company has initiated a ten year capital improvements program to replace all of the existing pipelines with diameters of 4-inches or less with 8 to 10-inch pipelines. Fireflow efficiency test conducted by the L.A. County Fire Department indicated a substantial portion of the study area has an inadequate fireflow capacity, but the improvements to the delivery system will alleviate this.

The Southern California Water Company serves Rosemead with its South San Gabriel System which has 3,039 connections. The distribution system includes 59,920 feet of water line with diameters of 4 inches or less. The portion of the system operating within the City is connected to supply sources located outside the City. A significant proportion of the System was constructed in the 1940's and fireflow has been found to be generally inadequate. The Company is continually upgrading the system with money obtained from profits and long-term financing.

Within the City there are a total of 10,081 connections and 491,370 feet of pipeline with 147,560 feet having diameters of less than 6 inches. The data from the six water purveyors are indicated in Table 26 and the portions of the City that have inadequate fireflow are shown in Figure 12.

TABLE 26: SUMMARY OF INFRA-STRUCTURE CHARACTERISTICS OF SIX WATER PURVEYORS
OPERATING IN ROSEMEAD

Purveyor	No. of Connections	over 14"	10"-12"	6"-8"	1"-5"
Adams Ranch Mutual Water Co.	165	0	0	6,150	0
Amarillo Mutual Water Co.	545	0	0	21,700	1,700
California-American Water Co.	3,476	9,300	23,200	101,100	27,250
San Gabriel Co. Water District	790	150	150	21,900	16,580
San Gabriel Valley Water Co.	2,148	15,740	12,600	59,430	37,590
Southern California Water Co.	3,039	0	7,390	54,750	61,270
Total	10,163	25,190	43,340	265,030	144,390

Source: Water Purveyors Inventory Report - City of Rosemead; Wildan Assoc. 1984

Water Service Alternatives

The City of Rosemead recognized that a substantial portion of the City did not meet minimum fireflow requirements and that this would constrain future development particularly of a more intensive nature than single-family residences. In 1983, the City commissioned a study to assess the existing situation and to propose measures that would improve water service. The report identified three alternatives available to the City including maintaining the status quo and waiting for the water companies to upgrade their systems; providing direct assistance to the purveyors to make improvements through either special assessment districts, redevelopment agency financing, or direct funding; and finally the creation of a city joint powers fire protection system. Until water service issues are resolved, those areas of the City which do not have sufficient fireflow will not develop to their full potential.

WATER/REFLOW DEFICIENCY

FLOOD CHANNEL

FAULT TRACE

1. Adams Ranch Mutual Water Co.
2. California-American Water Co.
3. San Gabriel County Water Dist.
4. San Gabriel Valley Water Co.
5. Amarillo Mutual Water Co.
6. Southern California Water Co.
7. San Gabriel Valley Water Co.

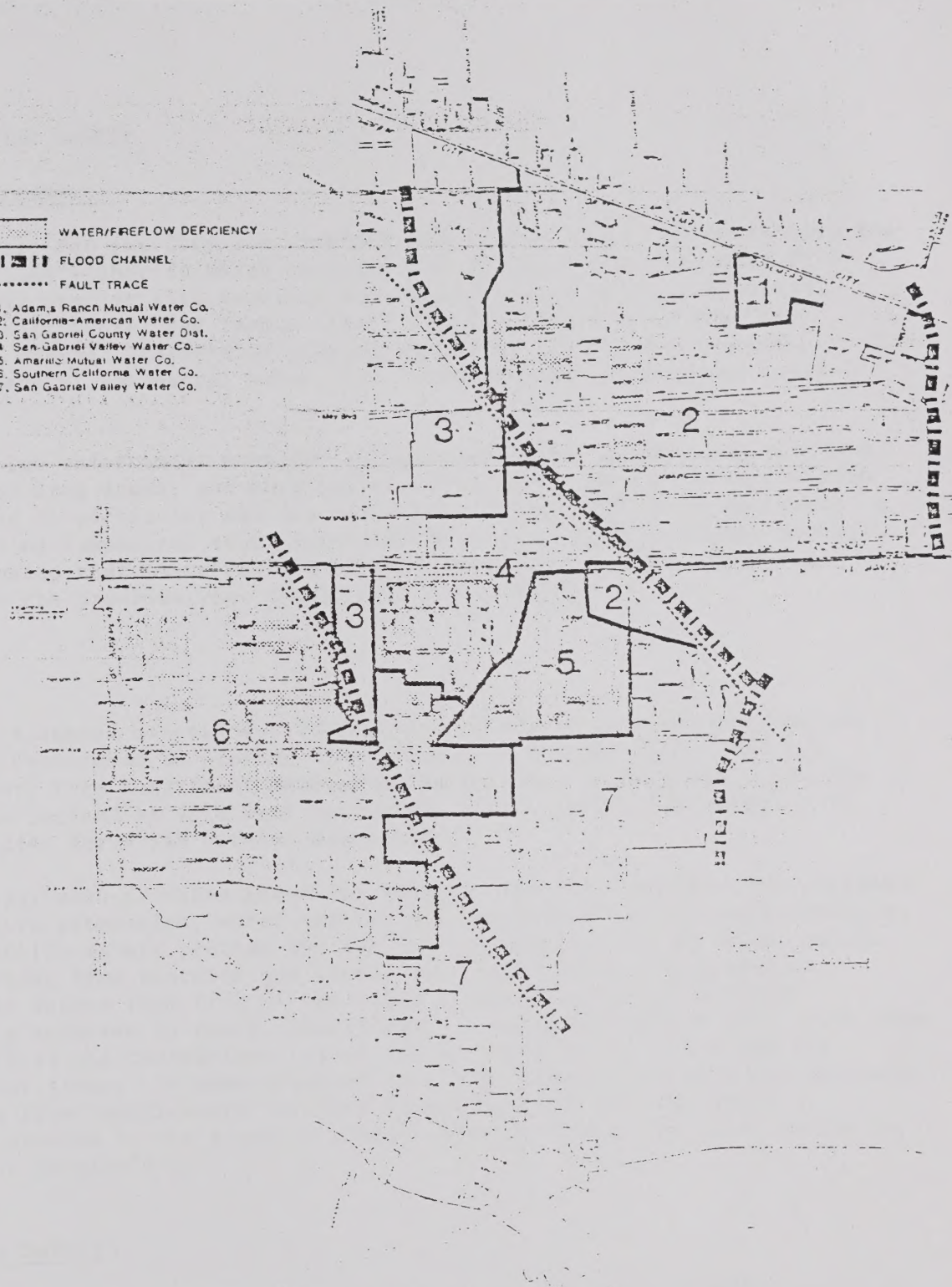
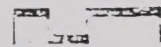


FIGURE 12
Constraints

City of Rosemead
General Plan

SECTION 5. LAND ACQUISITION



VI. HEALTH AND SAFETY

A. Law Enforcement

Police services for the City are provided under contractual agreement with the Los Angeles County Sheriff which operates out of the Temple City Sheriff's Station. This station also provides services for the Cities of Bradbury, Duarte, South El Monte, and Temple City. Sheriff's service to the City includes ten one-man, forty-hour general law patrol units, two two-man, forty-hour general law patrol units, and twelve one-man, forty-hour traffic units.

The primary law enforcement problems in Rosemead center around gang activity, narcotics and drug abuse, and burglaries. These problems are not associated with Rosemead in particular and are reflective of regional crime problems. A five year crime comparison study conducted by the Los Angeles County Sheriffs Department noted that there was a 2 percent reduction in reported felonies in 1980-81 over the previous year compared in the study.

B. Fire

The City of Rosemead maintains a contractual agreement with the Los Angeles County Fire Department to provide fire protection for the City. The Los Angeles County Fire Department maintains two stations in Rosemead: Station Number 42 is located at 9319 East Valley Boulevard and Station Number 4 is located at 2644 North San Gabriel Boulevard.

The Fire Department provides paramedic services and sponsors numerous programs including fire prevention, water safety, and earthquake preparedness seminars. The major public safety problem for the City is expected to be the potential fires resulting from ruptured gas lines, etc. after a major earthquake. Houses built before 1940 (17% of the total in the City) are frequently inadequately anchored to their foundations. A major earthquake will cause them to shift off of the foundation - resulting in ruptured gas lines and the potential for fires. In some areas of the City, water lines were not designed to meet the flow requirements for fire suppression and this would be a particular problem in the event of a major fire or fire. The water system is discussed in Section V-E.

C. Seismic Safety

Rosemead is located in the western portion of the San Gabriel Valley which is underlain by Holocene and Pleistocene aged alluvium with an approximate thickness for 5,000 to 6,000 feet. This alluvial layer is underlain by another tertiary aged sedimentary rock layer which is similar in composition to those rocks exposed in the Repetto Hills about 2 miles to the southeast.

Rosemead is located in a seismically active region as are all Southern California cities. Numerous active faults are located in the surrounding region and buried fault traces have been identified in the City (see Figure 13). F. Beach Leighton Associates, a geotechnical engineering firm, conducted a preliminary seismic study in 1972 in which they identified two buried fault traces that traverse the City from the northwest to the southeast. The northernmost fault trace is an extension of the Workman Hill Fault and is buried under an estimated 800 feet of alluvium and is considered inactive. A second unnamed fault trace is located about 5 miles to the southwest of the Raymond Hill fault extension and is also considered to be inactive.

Four major active fault zones are located in the surrounding region and would be responsible for considerable ground shaking in the event of a major earthquake. The Sierra Madre fault zone is located at the base of the San Gabriel Mountains approximately 5 miles north of the City. The Raymond Hill fault zone is located less than two miles north of the City and the Whittier fault zone is located 5 miles southeast of Rosemead. The San Andreas fault zone, the largest in California, is located north of the San Gabriel Mountains approximately 35 miles from the City. The latter is expected to be responsible for an earthquake with a Richter magnitude in excess of 8.0 sometime in the next 30 years.

The city is not included in an Alquist-Priolo Special Studies Zone since no active faults are known or suspected to traverse the City at this time. Although substantial damage may result from ground shaking generated by a major earthquake, no surface rupture is expected. Liquefaction may be a problem in the extreme southern portion of the City adjacent to Whittier Narrows Recreation Area, and older structures throughout the City which were not constructed or reinforced to meet earthquake standards will experience damage.

B. Flooding

Four major Los Angeles County Flood Control District Channels traverse or are adjacent to the City including Alhambra Wash, Rubio Wash, Eaton Wash, and the Rio Hondo Channel. Alhambra Wash and Rubio Wash traverse the City from the northwest to the southeast before emptying into the Rio Hondo Channel. The Eaton Wash runs parallel to Strang Avenue and is the northeastern boundary of the City before it drains into the Rio Hondo Channel. The Rio Hondo Channel is the major flood control channel in the region providing drainage for the numerous flood control channels in this portion of the San Gabriel Valley. It crosses the eastern edge of the City near Carvey Avenue. The Rio Hondo then drains into the large Whittier Narrows Flood control Basin located southeast of Rosemead.

The Los Angeles County Flood Control District considers storm drain systems that are designed to contain less runoff than that generated by a 10 year storm as inefficient. Many of the storm drains in the City are designed to handle storm runoff based on flooding generated by 2 to 50 years storms with a substantial portion capable of handling storm waters that would be generated by a storm of less than a 10 years frequency.

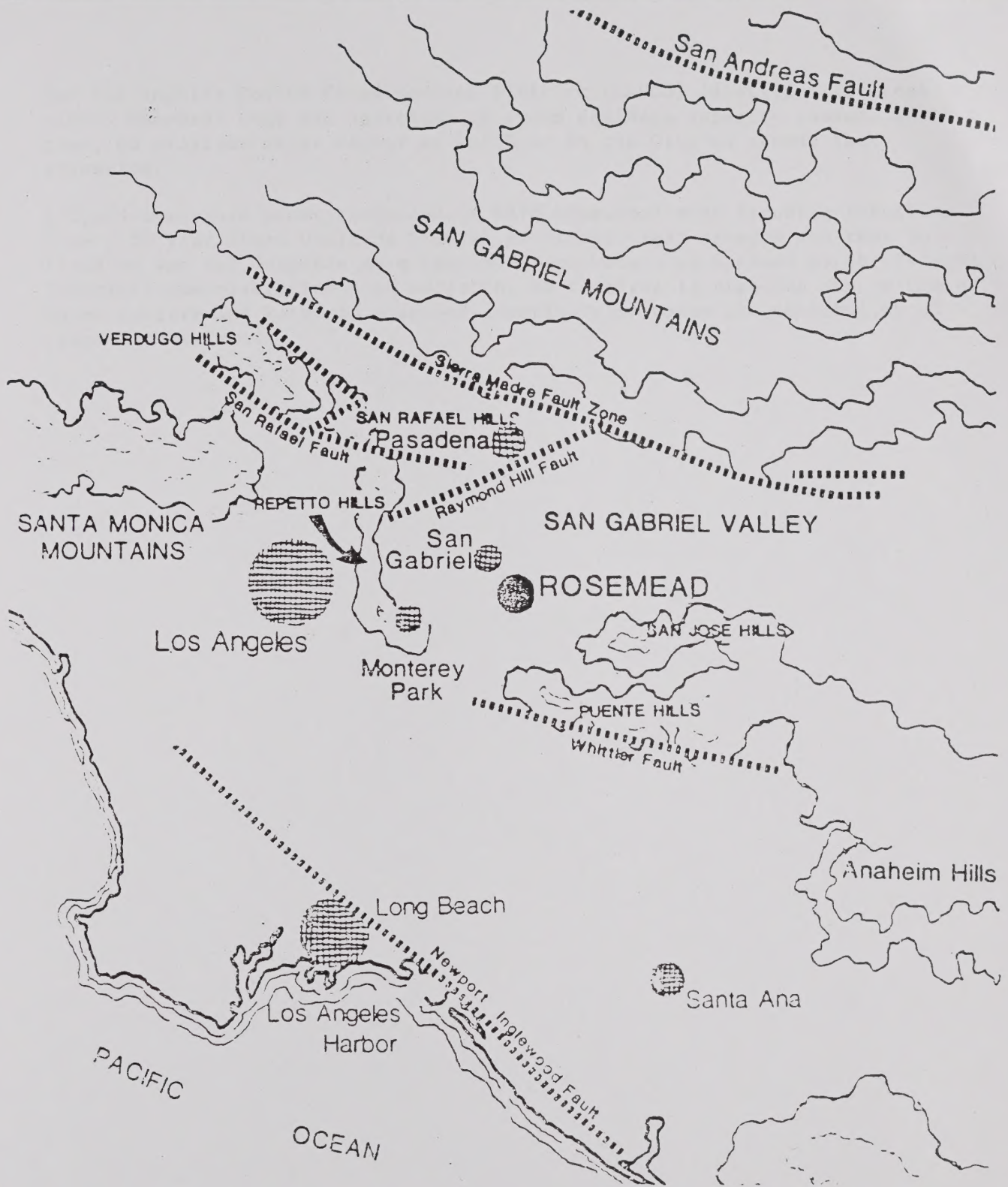
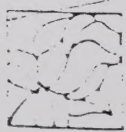


FIGURE 13
Regional Geology



City of Rosemead General Plan

COTTON/BELAND/ASSOCIATES



The Los Angeles County Flood Control District (LAFCD) identified 22 areas within Rosemead that are deficient in storm drainage capacity though, at this time, no programs exist either at LAFCD or in the City to remedy the situation.

A flood insurance study conducted in 1978 concluded that flooding resulting from a 10 year storm would be limited to street right-of-ways and that this flooding was not mappable as a special flood hazard as defined by the Federal Insurance Administration. In addition, no flooding is expected due to dam or levee failure and Rosemead's inland location eliminates the possibility of a tsunami or seiche.

VII. ECONOMIC CHARACTERISTICS

A. Employment

The 1980 Census identified 17,186 employed persons residing in Rosemead. Of this number, 5,063 (29.5%) were employed in manufacturing, 4,007 (23.3%) in services, 2,891 (16.8%) in retail trade, 1,663 (9.7%) in communications, transportation and utilities, 1,059 (6.2%) in finance and real estate. The remaining 2,553 employed persons include those involved in agriculture, construction, wholesale trade, and public administration.

Employment information for Rosemead was obtained for 1973 and 1976 from several sources. The Economic Development Strategy for the City of Rosemead, prepared by Wildan Associates, provided employment data for 1973 and the Los Angeles County Industrial-Commercial-Employment Project provided data for 1976. In addition, the Southern California Association of Governments provided employment projections for 1980 and 2000. The number of persons employed in each major business sector was estimated for the years of 1980 and 200 based on this information. Table 27 summarizes employment data and projections for 1973, 1976, 1980 and 2000.

TABLE 27: EMPLOYMENT CHARACTERISTICS IN ROSEMEAD

Industrial Sector	Persons Employed			
	1973	1976	1980	2000
Agriculture	115	123	123	162
Construction	443	486	615	810
Manufacturing	1,410	1,001	1,107	1,458
Transportation, Communication & Utilities	1,309	2,909	3,321	4,374
Wholesale Trade	478	542	615	810
Retail Trade	2,042	1,962	2,214	2,916
Finance, Insurance & Real Estate	347	285	369	486
Services	1,559	1,662	1,968	2,592
Public Administration	1,052	1,696	1,968	2,592
Total	8,755	10,666	12,300	16,200

Sources: Economic Development Strategy for City of Rosemead;
Los Angeles County Industrial-Commercial-Employment Project;
The U.S. Census, 1980

Southern California Association of Governments

B. Revenues

Taxable sales in Rosemead totalled \$135,445,000 in 1983, which was a decrease of \$1,672,000 over taxable sales in 1977 as figured in 1983 dollars. Table 28 provides a comparison of sales between each major retail category for the seven year period beginning in 1977.

TABLE 28: TAXABLE SALES IN ROSEMEAD: 1977 and 1983

Type of Business	(Taxable sales: Constant 1983 dollars in '000s)		
	1977	1983	1977-1983 %
Apparel	1,246	1,652	+35.6%
General merchandise stores	32,295	32,036	+ 1.5%
Drug Stores	5,908	4,031	-30.2%
Food Stores	11,109	12,441	+14.6%
Packaged Liquor Stores	3,981	2,009	-48.4%
Eating and Drinking Places	21,764	21,815	- 0.2%
Home Furnishings & Appliances	2,981	3,386	+13.6%
Building Material and Farm Implements	17,008	14,917	-12.3%
Auto Dealers and Auto Supplies	10,293	10,069	- 2.17%
Service Stations	13,097	12,918	- 1.4%
Other Retail Stores	17,435	20,175	+15.7%
Totals: Retail Stores	137,117	135,445	- 1.2%

Source: State Board of Equalization

C. Economic Opportunities

As was noted earlier, Rosemead has 304 acres of commercial development and 39 acres of industrial development for a total of 11.3% of the land in the City. Most of this development is scattered along major streets throughout the City. These businesses tend to be local serving rather than drawing on the wider regional market - which is to say that they do not produce large amounts of tax revenues for the City. Their scattered locations also result in a lack of a focussed center to the commercial life of the City.

In order to counter these trends, the City commissioned two studies to identify and evaluate potential economic opportunity areas in Rosemead. Wildan Associates, working with Alfred Gobar Associates and the Arroyo Group, assisted by the Levander Co., submitted two separate reports to the City in May and June, 1982, respectively. The findings of both studies are summarized below and the proposed project areas identified in each are indicated in Figure 104.

Wildan Associates submitted a report titled, Economic Development Strategy, which identified seven areas of economic opportunities in the City. Certain areas were identified because they appear to have the greatest potential for development with minimal governmental action. Other areas included in the study would require substantial assistance. The report suggested this assistance could be in the form of public improvements, acquisition of property, and negotiations with the State over any freeway adjustments. The boundaries for each development area are not site specific, but only serve as a suggested designation for future feasibility studies.

Area A

This area is located north of Grand Avenue in the northwest portion of the City. Land uses consist of both residential and industrial uses and the area is in a period of transition to the latter. The Wildan study recommends the area be considered for the expansion of industrial and professional office land uses.

Area B

This potential project area includes Rosemead High School, Rosemead Park, and Encinita School and is bounded on the north by the City limits line (along the Southern Pacific Railroad right-of-way), on the west by Ivar Avenue, on the south by Newby Avenue and Pitkin Street, and on the east by Encinita Avenue. This area was proposed for low profile multi-story office development south towards Valley Boulevard and multi-family development adjacent to the schools.

Area C

This possible development area encompasses the commercial corridor along the entire length of Valley Boulevard including the central business district of the City. The area is characterized by both well-maintained and dilapidated structures, and it has experienced an increase in the number of vacancies and decline in maintenance of structures. Recommended land uses for this area include professional office, high density residential, rehabilitated commercial and light industrial.

Area D

This opportunity area consists of Rosemead Square and the immediately surrounding area. This small commercial center is well maintained but its potential for additional growth is constrained by limited access and visibility. Recommendations include mall expansion and professional offices.

Area E

This potential project area includes the portion of the City south of the San Bernardino Freeway to Hellman Avenue between New Avenue and San Gabriel Boulevard. In addition, a small area between Del Mar Avenue and Kelbour Avenue north of Garvey Park could also be included in any proposed development plans for this area. The report indicated that any development in this area would require substantial planning due to existing circulation problems. The report went on to say that the area is a significant "opportunity area" that has an unlimited potential for a variety of land uses including professional office, high density residential, and light industrial.

Area F

This opportunity area includes property adjacent to Garvey Avenue from the western boundary of the City to San Gabriel Boulevard. In addition, the

entire redevelopment project area is included within the boundaries of Area F. This area has considerable development potential due to the traffic volumes on adjacent arterials and the excellent visibility of those properties to passing traffic. Structures in this area are of a variety of building types in various states of repair. The Wildan Study recommended that a local neighborhood shopping center be located in the vicinity of the K-Mart shopping center which would serve as an additional catalyst for commercial development while at the same time serving the needs of the community.

Area G

Area G is located in the section of the City south of the Pomona Freeway. Problems associated with this area include blighted structures, limited availability of water, and multiple-ownership patterns. A significant opportunity for the area is the planned construction of the Montebello Hills Mall in the western portion of the area. The report recommends that land uses that can derive benefits from being located near the mall be considered for development. These proposed land uses include professional offices, hotel facilities, and restaurant facilities.

In June, 1982, the Arroyo Group, working in conjunction with the Levander Co., Inc., submitted the Phase II Report for the Rosemead Economic Development Program. This report was concerned primarily with detailed proposals for the economic development of six "revitalization survey areas" that had been selected out of twenty-two potential sites in the previous phase.

The six areas identified in the report as sites for economic revitalization included 1) Rosemead Town Center, 2) Rosemead Square, 3) West Garvey Avenue Area, 4) Garvey Avenue Area, 5) River Avenue Industrial Area, and 6) San Gabriel Boulevard Gateway. Portions of the Rosemead Town Center, Rosemead Square, and the West Garvey Avenue area correspond to areas of economic opportunities identified in the Economic Development Strategy prepared by Wildan Associates. The other three areas included in the Arroyo Group study were not identified as potential development areas in the Wildan report. A description of the six revitalization survey areas and the proposals associated with their potential development appear below.

Rosemead Town Center - This study area is centered by the intersection of Rosemead Boulevard and Valley Boulevard, and the total land area is approximately 105 acres. Strip commercial land uses are located along the major arterials with residential uses in the remaining portions of the area. The Civic Center is also located within this area. The proposals for this area include locating additional office and commercial developments in the site.

Rosemead Square - Rosemead Square is a neighborhood shopping center located east of Rosemead Boulevard and north of the San Bernardino Freeway. This potential development site consists of 11.66 acres including 7.37 acres belonging to Rosemead Square. Proposals for this site include the expansion of Rosemead Square, improved circulation, and a new office and hotel development.

Garvey Avenue Area - This revitalization area is located along Garvey Avenue approximately 1,200 feet west of San Gabriel Boulevard east to Burton Avenue. Proposals for the Garvey Avenue area, east of San Gabriel Boulevard, include the development of a community shopping center, commercial offices, highway retail, and restaurants on six sites totalling 19.16 acres. Proposals for the 12 acres west of San Gabriel Boulevard include the retention and expansion of the existing office commercial land uses.

River Avenue Industrial Area - The River Avenue Industrial Area is located south of Garvey Avenue and east of Muscatel. The total land area of this project area is approximately 80 acres with 25 acres having been identified in three "key" development opportunity sites. Proposals for these three sites include the development of both new and expanded industrial land uses.

San Gabriel Boulevard Gateway - This project area extends along San Gabriel Boulevard from the City boundary on the south to Garvey Avenue on the north. The existing land uses are primarily "strip" commercial with scattered industrial activities and vacant parcels. The proposals for this project area include the expansion of commercial activities along San Gabriel Boulevard including highway-commercial activities, eating and drinking establishments, financial establishments, commercial office, and industrial park developments in selected areas.

The strategy selected by the City in pursuing economic development will have to be mindful of the efforts being made by other nearby cities. The Montebello Hills mall will join several other regional shopping centers in nearby cities and is likely to draw shoppers from Rosemead businesses. El Monte has used its redevelopment powers to create a large office-industrial complex along Flair Drive south of the San Bernardino Freeway and east of Rosemead Boulevard. Office and industrial development in Rosemead will have to compete with this complex if not carefully designed to attract compatible uses.

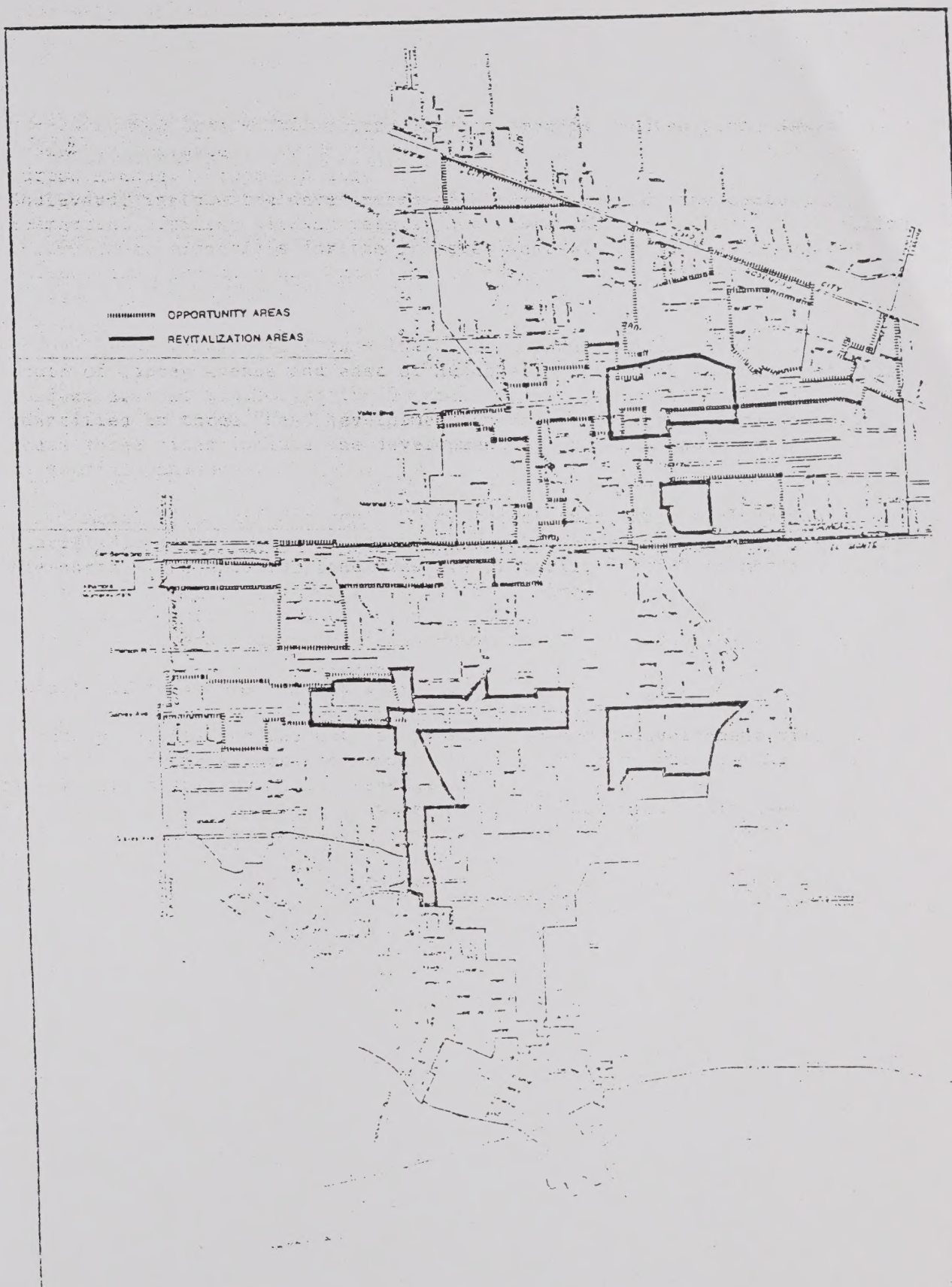


FIGURE 14
 Economic Opportunity Areas
 City of Rosemead
 General Plan
 COTTON, BELAND ASSOCIATES



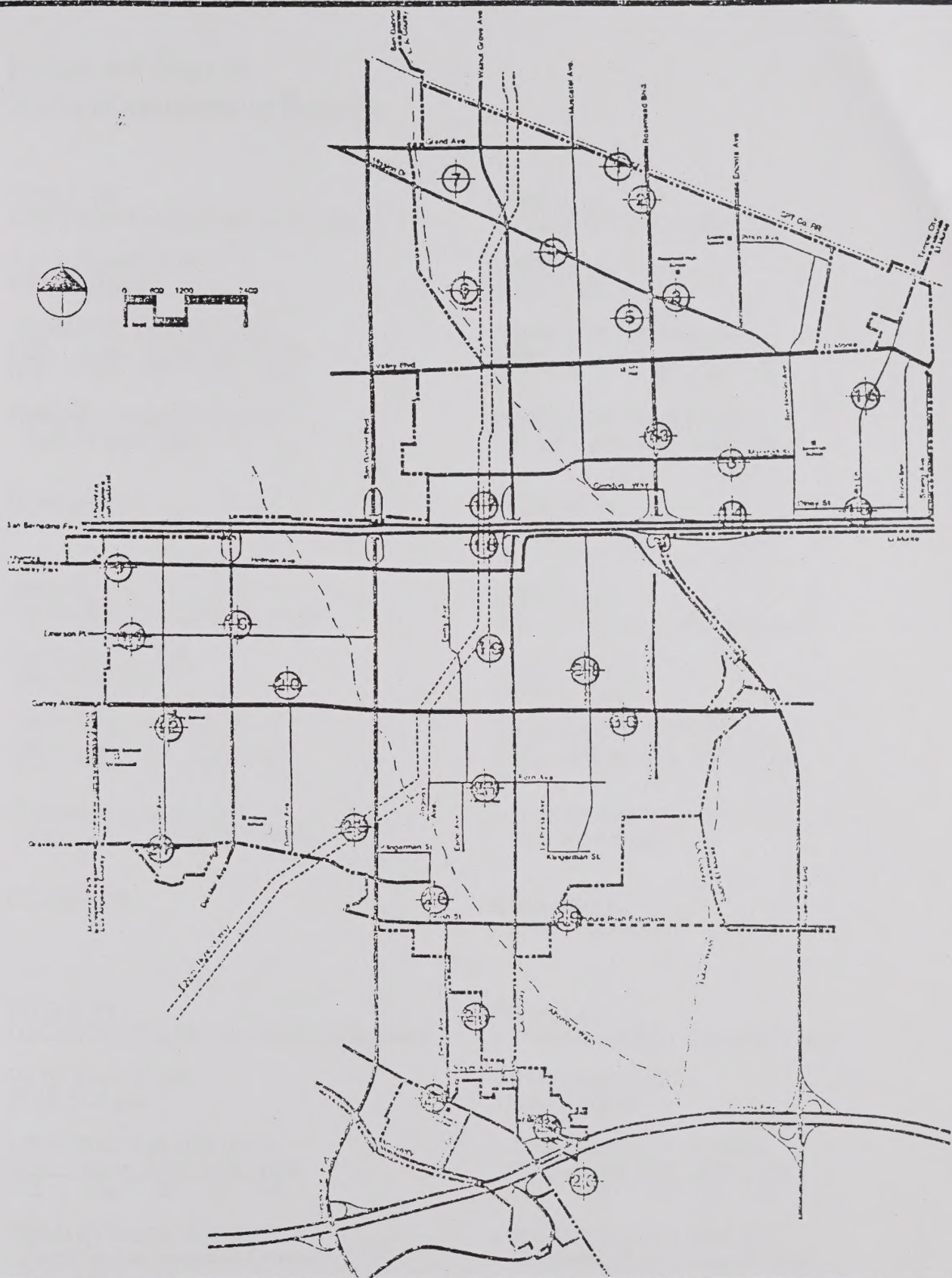
VIII. NOISE ANALYSIS

METHODOLOGY

The noise environment in Rosemead was determined through the employment of a comprehensive noise measurement survey of existing noise sources and incorporating these results into computer noise models (it is, of course, impossible to measure future noise levels so we must rely on computer noise models for future noise estimates). The noise environment is commonly presented graphically in terms of lines of equal noise levels, or noise contours. The following paragraphs detail the methodology used in the measurement survey and computer modeling of these results into noise contours.

Measurement Procedure. Thirty one sites were selected for measurement of the noise environment in Rosemead. A review of noise complaints and identification of major noise sources in the community provided the initial base for development of the community noise survey. The measurement locations were selected on the basis of proximity to major noise sources and noise sensitivity of the land use. The measurement locations are depicted in Figure A8.

The noise measurement survey utilized Digital Acoustics Model 607P Version 3 automated digital noise data acquisition system. This instrument automatically calculate both the Equivalent Noise Level (LEQ) and Percent Noise Level (L%) for any specific time period. The noise monitors were equipped with General Radio Model 1962-9610 1/2 inch electret microphones and General Radio Type 9600 preamplifiers. The system was calibrated with a General Radio Model 1562-9710 (S/N 889) calibrator with calibration traceable to the National Bureau of Standards. Calibration for the calibrator is certified through the duration of the measurements by General Radio with certification number RN5619. This measurement system satisfies the ANSI (American National Standards Institute) Standards 1.4 for Type 1 precision noise measurement instrumentation.



MESTRE GREVE ASSOCIATES

CONSULTING ENGINEERS

Figure A9 (Part 3) Noise Measurement Results

SITE: # 13

LOCATION: *Rosemead Blvd at De Adalena*

DATE: *March 7, 1985*

TIME: *1:30 p.m.*

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
70.8	83	73	68	63

PRIMARY NOISE SOURCES:

Traffic on Rosemead

COMMENTS:

SITE: # 15

LOCATION: *Corner Olney and Ellis*

DATE: *March 7, 1985*

TIME: *2:30 p.m.*

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
61.1	68	63	60	58

PRIMARY NOISE SOURCES:

Traffic on San Bernadino Freeway

COMMENTS:

SITE: # 17

LOCATION: *Olney Between Earle and Rockhold*

DATE: *March 7, 1985*

TIME: *3:20 p.m.*

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
70.2	78	72	68	67

PRIMARY NOISE SOURCES:

Traffic on San Bernadino Freeway

COMMENTS:

No Freeway Barrier

SITE: # 14

LOCATION: *Corner Hart and Ramona*

DATE: *March 7, 1985*

TIME: *2:00 p.m.*

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
64	73	66	63	61

PRIMARY NOISE SOURCES:

Traffic on San Bernadino Freeway

COMMENTS:

SITE: # 16

LOCATION: *Corner Ellis and Guess*

DATE: *March 7, 1985*

TIME: *2:55 p.m.*

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
61.8	82	62	53	47

PRIMARY NOISE SOURCES:

Background Noise

COMMENTS:

Loud Construction Truck Pass by

SITE: # 18

LOCATION: *Artson West of Rockhold*

DATE: *March 7, 1985*

TIME: *4:40 p.m.*

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
62.6	69	64	62	60

PRIMARY NOISE SOURCES:

Traffic on San Bernadino Freeway

COMMENTS:

Freeway Barrier

Measurement Results. The noise measurement program was conducted from March 6, 1985 to March 8, 1985 at thirty one locations throughout the City. The results of the ambient noise measurements at each site are depicted in Figure A9 (Part 1 through 6). These figures also depict the date and time of the measurement and the primary noise source affecting the noise environment. Each site was monitored for a minimum of 15 minutes. The quantities measured were the Equivalent Noise Level (LEQ) and the Percent Noise Levels (L%). Percent Noise Levels are another method of characterizing ambient noise where, for example, L90 is the noise level exceeded 90 percent of the time, L50 is the level exceeded 50 percent, and L10 is the level exceeded 10 percent of the time. L90 represents the background or minimum noise level, L50 represents the average noise level, and L10 the peak or intrusive noise levels.

Figure A9 (Part 4) Noise Measurement Results

SITE: # 19

LOCATION: Willard School

DATE: March 7, 1985

TIME: 5:05 p.m.

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
57.4	72	60	49	45

PRIMARY NOISE SOURCES:

Traffic on Willard

COMMENTS:

SITE: # 21

LOCATION: Fern School

DATE: March 7, 1985

TIME: 6:00 p.m.

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
53.2	65	56	49	46

PRIMARY NOISE SOURCES:

Traffic on Fern

COMMENTS:

SITE: # 23

LOCATION: Hazel at Curve

DATE: March 8, 1985

TIME: 10:55 a.m.

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
62.3	73	63	61	59

PRIMARY NOISE SOURCES:

Distant Traffic on Pomona Freeway

COMMENTS:

*Low Helicopter Flight Path,
Arrivals Available*

SITE: # 20

LOCATION: Corner Virginia and Denton

DATE: March 7, 1985

TIME: 5:30 p.m.

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
53.6	64	56	52	48

PRIMARY NOISE SOURCES:

Traffic on Garvey

COMMENTS:

Notice P.A. System at Auto Auction

SITE: # 22

LOCATION: Landis View at La Presa

DATE: March 8, 1985

TIME: 10:15 a.m.

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
65.4	76	67	63	61

PRIMARY NOISE SOURCES:

Traffic on Pomona Freeway

COMMENTS:

SITE: # 24

LOCATION: Don Bosco Tech

DATE: March 8, 1985

TIME: 11:20

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
63.6	76	67	59	51

PRIMARY NOISE SOURCES:

Traffic on San Gabriel

COMMENTS:

Figure A9 (Part 5) Noise Measurement Results

SITE: # 25
LOCATION: *Dead End of Yarrow*

DATE: *March 8, 1985*
TIME: *11:45 a.m.*

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
57.2	76	58	49	44

PRIMARY NOISE SOURCES:
*Noise From Helipad Near
Walnut and Rush*

COMMENTS:

SITE: # 27
LOCATION: *Maryvale Orphanage*

DATE: *March 8, 1985*
TIME: *12:35 p.m.*

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
62.2	77	65	56	49

PRIMARY NOISE SOURCES:
Traffic on Graves

COMMENTS:

SITE: # 29
LOCATION: *Whittier Narrows Golf Course*

DATE: *March 8, 1985*
TIME: *2:30 p.m.*

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
49.3	61	51	47	45

PRIMARY NOISE SOURCES:
Traffic on Rush

COMMENTS:
Near Helicopter Pad

SITE: # 26
LOCATION: *Rice School*

DATE: *March 8, 1985*
TIME: *12:10*

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
58.2	68	60	56	53

PRIMARY NOISE SOURCES:
Traffic on Rush

COMMENTS:

SITE: # 28
LOCATION: *Pine Bet. Constance Garvalia*

DATE: *March 8, 1985*
TIME: *1:00 p.m.*

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
54.2	69	57	45	42

PRIMARY NOISE SOURCES:
Traffic on Pine

COMMENTS:

SITE: # 30
LOCATION: *Stingle at Fire Hydrant*

DATE: *March 8, 1985*
TIME: *2:10 p.m.*

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
55.8	68	60	48	45

PRIMARY NOISE SOURCES:
Traffic on Garvey

COMMENTS:

Figure A9 (Part 6) Noise Measurement Results

SITE: # 31

LOCATION: *Muscatel Near Garvey*

DATE: *March 8, 1985*

TIME: *2:35p.m.*

MEASURED VALUES (dBA)

LEQ	Lmax	L10	L50	L90
55.5	68	58	52	50

PRIMARY NOISE SOURCES:

Traffic on Muscatel

COMMENTS:

Commercial - Residential Border

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